

# CITY COUNCIL REPORT



MEETING DATE: September 23, 2003

ITEM NO. 22 GOAL: Coordinate Planning to Balance Infrastructure

## SUBJECT

### McDowell Village

## REQUEST

The City Council is requested to:

1. Rezone from Regional Shopping Center District (C-S) to Planned Community District (PCD) with underlying zoning comparable to Regional Shopping Center District (C-S) and Multi-Family Residential District (R-5) with a development agreement on a 13.3 +/- acre parcel located at the northwest corner of Granite Reef and McDowell Roads.
2. Adopt a municipal use master site plan for a Senior Center on a portion of a 13.1 +/- acre parcel located at the northwest corner of Granite Reef and McDowell Roads.
3. Adopt Ordinance No. 3526 affirming the above rezoning.
4. Adopt Resolution No. 6371 authorizing Redevelopment Agreement No. 2003-160-COS relating to the sale and development of vacant city owned land at McDowell Village.

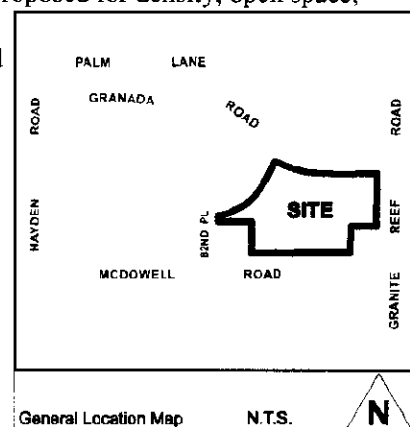
9-ZN-2003 & 15-UP-2003

### Key Items for Consideration:

- This rezoning and development plan is a result of numerous public meetings and direction from the City Council, and will result in the development of a mixed use project including a new Senior Center, community theatre, senior housing, and neighborhood retail/services.
- 100-foot setbacks are proposed from the single-family homes to the north.
- Amended development standards are proposed for density, open space, setbacks, and landscaping.
- A parking master plan proposes shared parking.
- There are no adverse traffic impacts.
- Planning Commission recommends approval, 6-1.

### Related Policies, References:

- Council action to approve purchase of the site: 1/21/01
- Council presentation regarding community outreach: 5/14/01
- Master planning contract with EDAW 2/19/02
- Council planning update: 5/13/02
- Council direction to move forward with RFP process: 7/1/02
- Council action granting Exclusive Right to Negotiate to Trend Homes: 1/21/03



- Council action granting Exclusive Right to Negotiate to RED Group, LLC: 3/31/03
- Council action granting extension of the Exclusive Right to Negotiate: August 25, 2003

**APPLICANT/OWNER  
CONTACT**

Laurel Edgar  
City of Scottsdale  
480-312-7313

**LOCATION**

8302 E McDowell Rd

**BACKGROUND****Zoning.**

The site is currently zoned Shopping Center District (C-S), which is intended to provide for well-designed shopping facilities which serve a large regional area.

**General Plan.**

The General Plan Land Use Element designates the property as Mixed Use Neighborhoods. This category includes higher density housing combined with complementary office or retail uses.

**Context.**

This site is approximately 13 acres in size and was formerly used as a Smitty's super market for approximately 40 years. The site is currently vacant, has access to 3 surrounding roads, and is surrounded by single-family homes to the north, commercial uses to the east and west, and industrial to the south.

**Redevelopment Agreement.**

The City purchased the former Smitty's site in April of 2001. Through a number of community outreach meetings regarding potential uses for the site and a Master Planning effort in 2002, with EDAW, a national land planning, and Economic Research Associates, an economic and real estate consulting firm, the City determined that a portion of the site would become the home of a new City-owned and operated Senior Center and a relocated Stagebrush Community Theater. The Senior Center has construction funding available from the 2000 Bond approval, and the Stagebrush Theater would be moving from the Loloma property in downtown Scottsdale; these two components will use approximately 5 acres of the 13.1 acre site. A "Request for Proposals" (RFP) was sent out to the development community in October, 2002 for the remaining 8 acres, and five responses were submitted to the City in December, 2002. On March 31, 2003, the City Council granted RED Group, LLC an Exclusive Right to Negotiate a Redevelopment Agreement for the development of a portion of the City owned property at Granite Reef & McDowell Roads. The City Council, in granting this Exclusive Right to Negotiate, instructed staff to work with the RED Group, LLC to bring forward a Redevelopment Agreement and any required re-zoning to accommodate the envisioned project that would include 200 plus senior, independent-living apartments and neighborhood retail space that would include a café/sit-down restaurant, along with the City's Senior Center and Stagebrush Theater. Since that time, staff has negotiated the proposed Redevelopment Agreement with the RED Group, LLC and a "Declaration of Restriction" relating to the long-term use of the property by all site users. A summary for the key terms and conditions in these documents follows below the zoning case for these uses.

**APPLICANT'S  
PROPOSAL**

**Goal/Purpose of Request.**

**Re-Zoning.**

The Planned Community District (PCD) allows the developer to amend the R-5 and C-S development standards to produce a living environment and lifestyle superior to that produced by existing standards. Because the site is in a designated redevelopment area, all proposed amendments to the development standards have been reviewed by the Development Review Board and are summarized in this report and included as attachments (See Attachment #6).

The proposed mixed-use development consists of 230 independent living senior apartments, 10,000 square feet of retail/restaurant uses, an 11,000 square foot community theater, and a 37,500 square foot senior center. The development proposes to create a community-based site that will serve and provide entertainment to the nearby neighborhood and senior community. The space will provide opportunities for interaction among the various patrons of the restaurants, theater, senior center, and senior housing. Common open space areas and architectural elements will be used to provide a visual continuity to the project to create a village environment.

**Development information.**

- *Existing Use:* *Vacant*
- *Buildings/Description:* *230 senior housing units*  
*37,500 sq.ft. senior center*  
*11,000 sq.ft. community theater*  
*10,000 sq.ft. retail/restaurant*
- *Parcel Size:* *13.1 +/- acres*
- *Building Height Allowed:* *36 feet*
- *Proposed Building Height:* *36 feet*

**Amended Development Standards**

To accomplish the village environment, the applicant proposes to amend the development standards of the R-5 and C-S Districts to increase development cohesiveness and flexibility, and to maximize usable open space areas. The amended development standards pertain to development density, open space, setbacks, and landscaping, and are shown briefly in the chart below.

Existing Development Standard	Proposed Amended Standard
<b>Density</b> R-5= 23 du/ac on residential lot only No density maximum for non-residential lot C-S= 0.8% FAR and 25% lot coverage max	R-5= 21 du/ac on the total R-5 acreage (combined) C-S= 0.6% FAR; open space and parking requirements dictate lot coverage
<b>Open Space</b> R-5= 40% of residential lot 24% of non-residential lot C-S= 19.6%	R-5= combined rate of 30% C-S= No change
<b>Setbacks</b> R-5= 15' landscaped from single-family 50' for 2-story bldgs from single-family C-S= 25' landscaped front 50' side and rear from residential	R-5= 50' from single-family 100' for 3-story bldgs from single-family 4' landscaped from single-family C-S= 20' landscaped front 50' side and rear from R1 residential
<b>Landscaping</b> R/5= 1.5 trees per dwelling unit (100% mature) 1.5 trees per 900 sq.ft. of open space for non-residential (40% mature)	R/5= 1.5 trees per 900 sq. ft. of open space (50% mature)

**Redevelopment Agreement Key Terms and Conditions:**

1. The Development: RED Group, LLC (the "Developer") will develop, construct, and manage a first-class independent living, senior apartment community of up to 230 units and 10,000 square feet of first class neighborhood retail that includes a café/sit-down, family style restaurant. The City will develop and construct an approximate 36,000 square foot Senior Center concurrently with the Senior Housing. If the current Stagebrush Community Theater site is acquired by the developer of the Loloma Arts District project pursuant to the Loloma Redevelopment Agreement, the City will develop and construct a 207-seat theater for the Stagebrush Community Theater in 2007.

The City and the Developer will process their Design Review cases together during the winter of 2003/2004 and both move forward into construction documents for the Senior Center and Senior Housing upon receipt of Development Review Board approvals. The Developer will close the sale of the improved property after the City

has pulled the building permit for the Senior Center and upon receipt of notice of the availability of the Senior Housing building permits as this enables them to close their financing for the project.

The Developer is responsible for the development of the one acre "Retail" parcel and its 10,000 square foot of retail. They are working with Southwest Retail, a local retail developer, who will purchase this acre parcel from them and complete, own, and manage the retail improvements. The retail improvements must be completed no later than 6 months after the Senior Housing and Senior Center have opened their doors.

Once the property has been sold to the Developer, all further construction activity will be the responsibility of each party on their respective parcels. The City property will include the large open space amenity at the center of the site, which will be designed, maintained and managed by the Senior Center. The City will install and maintain the offsite landscape improvements for the pedestrian access at the Elm Drive stub street and the streetscape improvements along the McDowell Road public right of way of this property. The McDowell Road improvements were already being planned as a part of the ongoing City Streetscape Improvement project and the construction documents for these improvements are currently under staff review.

2. Zoning/Regulatory Process: The Project will be built within the zoning categories requested for the site, as noted above. The City's Development Review Board process and normal permitting process, will all be done through separate processes apart from this consideration of the Redevelopment Agreement, but in compliance with the re-zoning and amended development standards. Approval of this Agreement does not obligate the City to any other regulatory process approvals.
3. Construction Timing: For the entire project (with the exception of the Stagebrush Community Theater building), the following deadlines must be met:
  - a. Building permits must be received, and the sale of the property must close by 12/10/04.
  - b. The Senior Center and Senior Housing must begin construction no later than January 31, 2005 and must be open by March 31, 2006. The final tenant improvements for the Senior Housing will be completed no later than January 31, 2007.
  - c. The retail component must be completed and opened by September 30, 2006.
  - d. Failure to meet any of these deadlines may result in the cancellation of this Agreement. The only extension to these deadlines will be in the cases of referendums or specific legal actions against this Agreement; in that case, the deadlines will be extended by a period necessary to resolve such matters, but

not more than 3 years.

4. City Ownership and Land Improvements prior to Closing. In order to facilitate an expedited design/construction timeline for the entire project, the City will remove the existing asphalt and utilities/site lighting on the site, provide the underground utilities, grade and compact the building pads as provided in the to-be-designed, joint civil engineering construction documents prior to the land closing. The Developer shall pay for their percentage share (based on square footage of property to be purchased) of these improvements to the land at the Land Closing.
5. Developer Purchase of the Improved Land. The Developer shall pay to the City at the Land Closing the following amounts for both the residential and retail improved property:
  - a. \$3,235,600, plus
  - b. The Developer's share of all civil improvements (demo, grading and underground utility) to the property, pursuant to approved civil plans and based on square footage of property to be purchased.

Additionally the Developer will donate \$45,000 worth of exercise equipment to the Scottsdale Senior Center for use at this site.

6. Long Term Maintenance Issues Each property owner is responsible for the daily and long term maintenance to their property and building. The CC & R's cover the terms under which the properties work together to cooperate and maintain their respective properties within the whole site.
7. Breach and Default: In the event of a default by the Developer under the terms of this Agreement, the City has the right to cancel the Agreement should the Developer fail cure during the default notice period. If the Developer fails to build after buying the land, the City has an option to repurchase the property at costs. If the City fails to build the Senior Center after the Developer buys its land, the Developer can "put" the land back to the City and recover all of its costs.
8. Assignments: The Developer does not have the right to assign this Agreement unless it first receives the City's consent, except for the construction and permanent lender lien, foreclosure, sale of the Retail parcel, or a complete sale of the Residential parcel wherein the new Developer assumes all of the Developer's obligations.
9. Required Features: The following are examples of the key uses and activities that are required at this project:
  - a. Upgraded features and amenities designed to create a first class mixed use environment consistent with a city senior center, neighborhood retail and senior housing – facades, landscaping, hardscape, lighting, pedestrian linkages, open space with active and passive activities,
  - b. Accommodations for transit (i.e. two bus stops with shelters,

specified drop off areas for residential and senior center uses)

- c. Shared parking by all users through zoning and CC&R's

10. Prohibited Uses: The following are examples of the key uses and activities that are expressly prohibited at this project:

- a. Sexually oriented businesses
- b. Gambling
- c. Bars/Nightclubs
- d. Massage parlors
- e. Sale of used merchandize (i.e. thrift stores, pawn shops, flea markets)

11. Legal Costs: Both the Developer and the City are responsible for their own Legal Costs.

## **IMPACT ANALYSIS**

### **Traffic.**

This new complex will have the same basic pattern of access that the previous grocery store (Smitty's) had to McDowell Road (direct left turn access), to 82<sup>nd</sup> Place, and to Granite Reef Road. There will be one direct access to McDowell Road, a median break with full left in and left out access. This is the same median cut concept that served Smitty's however it will be relocated a short distance to the west to accommodate the new site layout. 82<sup>nd</sup> Place and Granite Reef Road have full-signalized left turn access to McDowell Road.

The site, for traffic purposes can be thought of as two sections, east and west. The east component has the retail, the Stagebrush Community Theater, and the Senior Center. The west side has the senior housing component. East and west are linked, for vehicular traffic, along the existing north side alley. The east side components have direct driveway left turn access to Granite Reef Road, and McDowell Road signalized access, via Granite Reef Road. The west, housing side, has direct access to 82<sup>nd</sup> Place, and signalized access to McDowell Road via 82nd Place.

The west side housing and the east side mixed use will each have internal drop-off points. The bus pullout / deceleration lane on McDowell Road and the bus stop on Granite Reef Road will be connected by walkways to the housing, retail, theater and senior center.

This proposed complex will generate less overall traffic than Smitty's. The proposed use peaking characteristics will be different, with the east side senior center event traffic and the theater traffic generally occurring at the off peak times. The proposed retail is about 1/10<sup>th</sup> the size of Smitty's and will peak more closely with the background traffic, although the comparative retail traffic generation will be low compared with Smitty's. A consultant traffic study has been prepared (see Attachment #7).

### **Parking.**

A parking master plan for the mixed use site has been prepared to recognize the ability to share parking based on different demands at different times of

day. By evaluating the parking demand based on the proposed uses and their busiest times of day, the parking master plan establishes a more efficient parking situation and site layout than would be allowed by normal parking standards. Without considering the sharing of spaces, the parking demand for these uses is 642 spaces. When evaluating the specific uses and different demand times to share parking, a more realistic number of 501 parking spaces are required (22% reduction). The proposed site plan proposes 534 spaces (17% reduction). A consultant parking master plan has been prepared (see Attachment #7A).

**Water/Sewer.**

The applicant is responsible for new water and sewer infrastructure to service the site. There are no anticipated issues as this area has been developed for the intense uses.

**Police/Fire.**

Police and fire facilities exist within 2 miles of this site. A police beat office is proposed on this site in the Senior Center. There are no anticipated issues as this area has been developed for the intense uses.

**Schools District comments/review.**

Scottsdale Unified School District has been notified of this application and has indicated this proposal will not impact school capacity. No children are proposed in the housing development.

**Open space.**

Open space has been maximized by consolidating over 1-acre of space to be shared internally among all land users, in addition to perimeter open space.

**Community involvement.**

There have been numerous open houses regarding the development of the proposed site. Recent comments have been in general support of the project. The Development Review Board will review the proposed amended development standards on August 21, 2003.

**Policy Implications/Community Impact.**

This development will revitalize a property that has been underutilized for years. The City purchased the property and has been working with the neighborhood to determine acceptable uses, as reflected in this proposed mixed-use project. Earlier this year, the City Council directed City staff to coordinate a senior housing and retail development to compliment the senior center and community theater planned for this site. The neighborhood generally supports the project and reinvestment into the area.

**OTHER BOARDS AND COMMISSIONS****Development Review Board**

The Development Review Board reviewed the request for amended development standards on August 21, 2003. The Development Review Board supported the overall development concept, and emphasized the need to have the site landscaped well. The Board also stressed the need for more mature trees and a larger landscaped setback along McDowell Road.



**Planning Commission**

The Planning Commission heard this case on August 27, 2003. Similar to the Development Review Board, the Planning Commission supported the overall development concept, and emphasized the need to have the site landscaped well with more mature trees. The Planning Commission also emphasized that an adequate landscaped buffer should be provided between the project and the existing homes to the north. The Commission also discussed the Parking Master Plan to ensure there was sufficient parking provided. The Planning Commission added a stipulation that ensure Elm Drive be restricted to pedestrian traffic only. One Planning Commissioner did not support the final motion, stating concerns that providing smaller and fewer trees is compromising the quality of the project. (See Attachment #9; Planning Commission Minutes)

At the Planning Commission hearing, two citizens spoke in favor of the project with emphasis on the need for sufficient parking, landscaping, and security. Another citizen remarked that the property should be for commercial uses only, unless the redevelopment plan is amended.

As a result of the discussions by both the Planning Commission and the Development Review Board, the applicant increased the percentage of mature trees from 25% to 50%.

**RESOURCE IMPACTS****Available funding.**

Funding for the Senior Center project is available through Bond 2000. Funding for the Stagebrush Theater is tied to actions at the Loloma redevelopment project; should that developer exercise the option to acquire that portion of Loloma which currently houses the Stagebrush Community Theater, the funds paid to the City for that site would be used for the construction of the new theater space at McDowell Village.

**Maintenance requirements.**

The City will maintain the property that it retains and the landscaping in the entire alley right-of-way.

**Cost recovery options.**

The City paid \$4.2 million to acquire the site, and has spent an additional \$700,000 on demolition, planning, zoning and other direct expenses, for a total cost basis of approximately \$4.9 million. Developer will pay \$3,235,600 for the land, and the Senior Center will pay (out of bond funds) its pro-rata share of the total land costs of approximately \$1.45 million, meaning the City will recover about \$4,685,000 out of total costs of \$4,900,000, or about 96% of its investment.

**RECOMMENDATION &  
OPTIONS**

**Re-Zoning and Amended Development Standards.** The Planning Commission recommends approval, subject to the revised stipulations, by a vote of 6-1.

Staff recommends approval of the zoning case.

**Redevelopment Agreement.**

Option A – Approve rezoning and the Redevelopment Agreement as written.

Option B – Approve rezoning and the Redevelopment Agreement with any modifications the Council may desire. Amending the terms of the Agreement may, however, result in the Developer declining to sign it.

Option C – Approve rezoning the property but decline the Redevelopment Agreement and direct staff to explore other options/developers.

Option D – Do not approve the rezoning case and give staff to explore other options for the senior center, theater and the property. The property may be auctioned in its entirety and a new RFP may be sent out.

**RESPONSIBLE  
DEPT(S)**

**Planning and Development Services Department**  
Current Planning Services  
**Economic Vitality Department**  
Revitalization Division

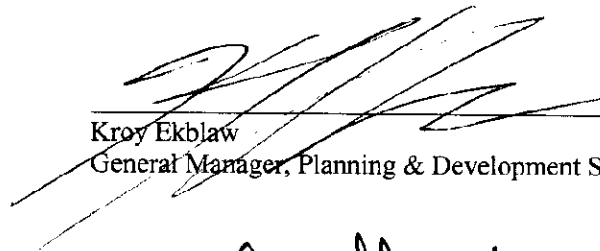
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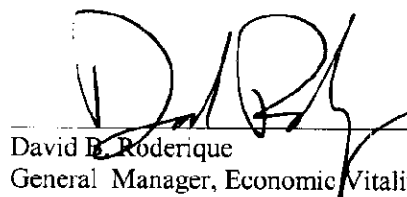
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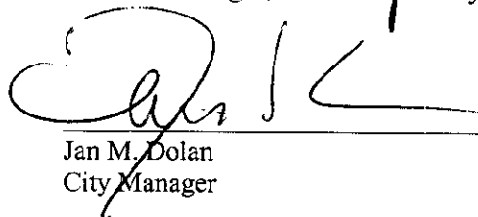
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**ATTACHMENTS**

1. Applicant's Narrative
- 1A. Proposed Amended Development Standards
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Existing Zoning Map
- 4A. Proposed Zoning Map
5. Stipulations 9-ZN-2003
6. Additional Information
7. Traffic Impact Summary
- 7A. Parking Master Plan
8. Citizen Involvement
9. August 27, 2003 Draft Planning Commission Minutes
10. Ordinance No. 3526
  - Exhibit 1. Stipulations
  - Exhibit 2. Amended Development Standards
  - Exhibit 3. Zoning Map
  - Exhibit 4. Site Plan
11. Resolution No. 6371
- Redevelopment Agreement No. 2003-160-COS
12. Site Plan



# **MCDOWELL VILLAGE PROJECT NARRATIVE FOR PCD – CS/R-5 RE-ZONING APPLICATION**

## **OVERVIEW**

The Planned Community Development (PCD) Re-Zoning Application for this 13.3-acre site includes all of the area that was in the City of Scottsdale's Request for Proposal for a shared site project with the Senior Center and Stagebrush Theater. As suggested in the City's master planning process of the previous year, this project is moving forward as a mixed-use development with elements of residential in the 236 independent living senior apartments, 10,000 square feet of retail/restaurant, a cultural/community use in the Stagebrush Community Theater, and a civic/community use with the Senior Center. The City of Scottsdale, RED Group, LLC and Southwest Retail Group, Inc. have joined to create a community-based site that will serve and entertain the nearby neighborhood and the senior community at the City-owned land at the Northwest corner of McDowell and Granite Reef. The one+-acre community green space will be alive in opportunities for interaction between the various patrons of the restaurants, theater, Senior Center and senior housing.

This Re-zoning Application is for a request to rezone the entire 13.3 acres from C-S to PCD with underlying comparable to R-5 over the area containing the Senior Center and senior housing and C-S over the area containing the Retail and Stagebrush Community Theater. The Site plan shows a primary entry in three locations: on McDowell leading to the senior housing, retail and Stagebrush Theater, on 82<sup>nd</sup> Street leading directly to the senior housing and on Granite Reef Road a the main entrance for the Senior Center. Circulation is allowed between the various site uses and entrance/exits. A drop off for small buses and Dial-A-Ride is provided for both the Senior Center and the senior housing. Bus stops and bays will be located on McDowell Road and Granite Reef with pedestrian walkways leading citizens into the uses from the bus stops.

Common architectural elements and theme will be used to provide a visual continuity to the project enhancing the village or campus environment. The use of concrete accents, range of masonry products, and plaster, as common materials will visually tie the building forms together. Building height will run from 18' to 36' for all buildings on site.

**ATTACHMENT #1**

As a part of the Los Arcos Redevelopment Area, this project's request for PCD is allowed under the zoning ordinance as a parcel larger than 10 acres within a designated Redevelopment Area.

**Senior Center** In keeping with the City's plan, a 35,000 square foot active Senior Center is near the center of the site serving as the hub of the site design. The large common area has been design to allow a number of areas for outdoor seating and a variety of activities for all of the uses that share this site and their visitors.

#### **SENIOR CENTER AMENITIES**

The Senior Center is designed to concentrate primarily in serving the needs of active adults and seniors in the community by providing:

- Dining Hall
- Dance Hall (wood floor)
- Billiard Room
- Commercial Kitchen
- Multi-Purpose Room
- Fitness/Exercise/Shower/Physical Education Rooms
- Computer lab and instruction
- Small card and parlor rooms
- Offices, brokered agencies, Police Substation, storage and space for support groups, collaborations and affiliated agencies and organizations

**Neighborhood Retail Center** The Retail will be developed by Southwest Retail Group, Inc. as a 10,000 square foot neighborhood retail component. The location of the neighborhood retail center is probably the single most important building position on the site. To insure the success of the neighborhood retail center, it has been placed on McDowell Road at the main entrance. Preliminary inquires have directed the design of the center to include a coffee house and café/restaurant. Other anticipated users will likely be neighborhood service providers such as a dry cleaner, hair salon and video store.

**Stagebrush Theater** The Stagebrush Theater will be a 207 seat, 10,000 square foot, community theater with both an adult and children's community theater opportunities and shows. Its primary visibility and parking is from McDowell Road. The Theater is also visible and accessible through the entrance from Granite Reef Road. This will be a new home to a community theater that has been located in Downtown Scottsdale for over 40 years. As a part of the Theater's continued lease from the City of Scottsdale, the property

and the building that house the theater will be owned by the City and leased by Scottsdale Community Players.

**Age-Restricted, Independent Living Seniors Rental Community** RED Group, LLC has developed a community concept that is to be age restricted to 55 years of age and older. The community will consist of 220 - 236 dwelling units. The two-and three-story building will include studio, one and two bedroom apartments around landscaped courtyards. The community will have market-rate rents designed for the social economics of the South Scottsdale market. The housing component does not require public monies, subsidies, bond financing, tax credits, or a non-profit structure. As such, the housing component will operate at free-market rents, unrestrained by low-income tenant program requirements. RED Group, LLC anticipates that it will develop and manage the community for a minimum of 10 years.

### **SENIORS RENTAL HOUSING COMMUNITY AMENITIES**

#### **Interior - Apartment Homes**

- Studio, one-bedroom and two-bedroom apartments
- Nine-foot high ceilings throughout the
- Expanded living space with balconies and patios
- Frost-free Refrigerators with built-in icemakers
- Built-in Microwave Ovens
- High-speed Internet Access
- Full overlay cabinets with European hidden door hinges
- Stainless steel kitchen sinks with pullout spray heads

#### **COMMON AREA**

- Fireplace and sitting area
- Library and reading room with second fireplace
- Multi-Purpose room that may be divided for separate use
- Leasing, reception and administrative offices
- Computer room with high-speed internet access, printer, and copier
- Large-screen TV with surround sound and sectional seating
- Private dining room for use by tenants' families and small groups

#### **Courtyards**

- Landscaped Pool area
- Barbeques and Ramadas
- Benches, patio tables and chairs

# **MCDOWELL VILLAGE NARRATIVE FOR MUNICIPAL USE MASTER SITE PLAN PERMIT APPLICATION**

## **CASE # 102-PA-2003**

As a part of the Re-Zoning Application for the city owned 13.3-acre site at the NW corner of Granite Reef and McDowell Roads include a request for Municipal Use Master Site Plan Permit for the northeastern quarter of the site for the City's new Senior Center. The citizens of Scottsdale approved a bond in 2000 to provide funding for a new senior center facility in the southern part of the City to enhance the atmosphere and offerings that are being provided in the current Civic Center Senior Center. As suggested in the City's master planning process in 2002, where the senior center facility use at this site was supported by the neighborhood and clients of the current senior center, the City sent out Request for Proposals to the development community for the majority of the site for other uses while maintaining a portion of the site for the Senior Center and Stagebrush Theater. The RFP's required that the uses be compatible with the expected City uses and help in providing a community campus environment. The City of Scottsdale, RED Group, LLC and Southwest Retail Group, Inc. have joined to create a community-based site that will serve and entertain the nearby neighborhood and the senior community.

The Municipal Use Master Site Plan Permit is a request to permit the civic/community use of this property for the new Senior Center and it's activities. Granite Reef Road will serve as the main entrance for the Senior Center, with a drop off area for Dial A Ride, residential vans and shuttles, as well as taxi's and individual vehicles. Having the main entrance at Granite Reef, instead of on McDowell, will allow the users of the Senior Center to take advantage of the lights at the intersections at both Granite Reef and 82<sup>nd</sup> Street. Circulation is allowed between the various site uses and entrance/exits at McDowell Roads and 82<sup>nd</sup> Street. Bus stops and bays will be located on McDowell Road and Granite Reef with pedestrian walkways leading citizens into the uses from the bus stops.

**Senior Center** A 35,000 square foot facility is planned for the Senior Center, which will have buildings heights ranging from 18' to 36' . This building is near the center of the site serving as the hub of the site design, with easy pedestrian access for all users to the restaurants and retail, theater, housing and activities at the Senior Center. A large common area has been designed to allow a number of areas for outdoor seating and a variety of activities (card



games, chess, walking paths, small festivals, bocce ball and others that may be overseen by the Senior Center). Additionally, within the Senior Center, the City will house a Police Beat Office and Citizen Service area.

### **SENIOR CENTER AMENITIES**

The Senior Center is designed to concentrate primarily in serving the needs of active adults and seniors in the community by providing:

- Dining Hall
- Dance Hall (wood floor)
- Billiard Room
- Commercial Kitchen
- Multi-Purpose Room
- Fitness/Exercise/Shower/Physical Education Rooms
- Computer lab and instruction
- Small card and parlor rooms
- Offices, brokered agencies, storage and space for support groups, collaborations and affiliated agencies and organizations



**Amended Development Standards  
McDowell Village, Case 9-ZN-2003**

(Amended standards are shown in **BOLD CAPS** and ~~struckthrough~~)

**Sec. 5.1000. (R-5) MULTIPLE-FAMILY RESIDENTIAL DISTRICT.**

**Sec. 5.1001. Purpose.**

This district is intended to provide for development of multiple-family residential and allows a high density of population with a proportional increase in amenities as the density rises. The district is basically residential in character and promotes a high quality environment through aesthetically oriented property development standards.

**Sec. 5.1002. Approvals required.**

No structure or building shall be built or remodeled upon land in the R-5 district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 3225, § 1, 5-4-99)

**Sec. 5.1003. Use regulations.**

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Accessory buildings; swimming pool, private; home occupations; and other accessory uses.
2. Boardinghouse or lodginghouse.
3. Day care home.
4. Dwelling, single-family detached.
5. Dwelling, multiple family.
6. Municipal uses.
- 6.1. Personal wireless service facilities; minor, subject to the requirements of sections 1.906, 3.100 and 7.200.
7. School: Public, elementary and high.
8. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of construction work.

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9. Temporary sales office buildings and model homes.
10. Churches and places of worship.
- B. *Uses permitted by conditional use permit.*
  1. Commercial and/or ham transmitting or receiving radio and television antennas in excess of seventy (70) feet.
  2. Recreational uses (see section 1.403 for specific uses and development criteria for each).
  3. Community buildings or recreational fields not publicly owned. Convent.
  4. Convent.
  5. Day care center (see section 1.403 for criteria).
  6. Golf course (except miniature course or practice driving tee operated for commercial purposes), including clubhouse and service facilities which are intended to primarily serve golf course uses and are so located within the golf course that the development is self-contained and would provide whatever degree of buffer is necessary to adjacent property.
  7. Hotel, motel, and timeshare project of not less than ten (10) units and commercial uses appurtenant thereto, such as restaurant, cocktail lounges, gift shops, newsstand, smoke shops, barbershops, beauty parlors and small retail shops, provided the entrance of such use shall be from the interior of the building, lobby, arcade or interior patio.
  8. Orphanage.
  9. Personal wireless service facilities; major, subject to the requirements of sections 1.400, 3.100 and 7.200.
  10. Plant nursery; provided, however, that all materials (other than plant materials) shall be screened from view by a solid fence or wall at least six (6) feet in height, and further that a completely enclosed building having a minimum floor area of five hundred (500) square feet shall be provided.
  11. Private club, fraternity, sorority and lodges.
  12. Private lake, semi-public lake, swimming pools, tennis courts.

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13. Private or charter school having no room regularly used for housing or sleeping overnight. Subject to **Development Review Board** approval and compliance with the following standards, as well as those otherwise required in the district.
- a. Lot area: The minimum lot area shall be equal to that required for the district, ~~except that no lot shall be less than forty-three thousand (43,000) square feet (net).~~
  - b. Floor area ratio: In no case shall the gross floor area of the structure(s) exceed an amount equal to two-tenths (0.2) multiplied by the net lot area.
  - c. There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.
  - d. Open space: In no case shall the open space be less than twenty-four (24) percent of the total lot area for zero (0) to twenty (20) feet of total building height, plus four-tenths (0.4) percent of the total site for each foot of height above twenty (20) feet. All **NAOS** requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with **NAOS** standards.
  - e. Parking: Parking shall be allowed in the front yard setbacks of the district for schools on streets classified by the Scottsdale General Plan as minor collector or greater. There shall be a three-foot high landscaped berm or wall along the street frontage where parking occurs. On all other street classifications, parking shall be located behind the established front building line(s). A minimum of fifteen (15) percent of all parking areas shall be landscaped. A twenty-foot minimum landscaped setback shall be provided where parking is adjacent to residential districts.
  - f. Lighting: All pole mounted lighting shall be directed down and shielded and shall be a maximum of sixteen (16) feet in height. All lighting adjacent to residential districts shall be setback a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be turned off by 10:00 p.m., unless otherwise approved through a special event permit.
  - g. Screening: There shall be a minimum six-foot high masonry wall and/or landscape screen, as approved by the **Development Review**

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(Amended standards are shown in **BOLD CAPS** and ~~strikethrough~~)

Board, on the side and rear property lines adjacent to residential districts.

- h. Access: All private and charter schools shall have frontage on a street classified by the Scottsdale General Plan as a minor collector or greater. Side street access to a local collector residential street is prohibited when the number of students allowed to attend the school is greater than two hundred fifty (250). A drop off area shall be provided that accommodates a minimum of five (5) cars at one (1) time.
- i. Operations: No outdoor activities shall be permitted after 8:00 p.m. unless otherwise approved through a special event permit. No playground or outdoor activity area shall be located within fifty (50) feet of any R1 district or within twenty-five (25) feet of any R2, R3, R4, R4-R, R5 or M-H district. All playgrounds and outdoor activity areas shall be screened from any residential district by a minimum six-foot high screen wall.
- j. Building design: All buildings shall be designed to be compatible with the surrounding residential neighborhood. All building elevations shall be approved by the Development Review Board.

14. Public buildings other than hospitals.

15. Public utility buildings, structures or appurtenances thereto for public service uses.

16. Residential health care facility (see section 1.403 for criteria).

(Ord. No. 2266, § 1, 11-21-89; Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99)

**Sec. 5.1004. Property development standards.**

The following property development standards shall apply to all land and buildings in the R-5 district.

A. *Minimum property size.*

- 1. Each parcel or lot within a development shall be a minimum net lot size of thirty-five thousand (35,000) square feet.
- 2. If an R-5 zoned parcel of land or a lot of record in separate

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(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

ownership has an area of less than thirty-five thousand (35,000) square feet and has been lawfully established and recorded prior to the adoption of this requirement on October 2, 1979, such lot may be used for any purpose permitted in this section, subject to all other requirements of this ordinance.

**B.     *Open space requirements.***

1.     **A MINIMUM THIRTY PERCENT (30%) OF THE R-5/PCD DISTRICT, EXCLUSIVE OF PUBLIC STREET RIGHT-OF-WAY, SHALL BE PROVIDED AS OPEN SPACE, ~~Main land uses that are density-based shall provide open space in the amounts specified in the density chart—section 5.1004.D,~~** in the following proportions:

- a.     A minimum of one-half of the open space requirement shall be incorporated as frontage open space to provide a setting for the building, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage and shall not be less than twenty (20) square feet per one (1) foot of public street frontage.
- b.     A private outdoor living space shall be provided adjoining each dwelling unit equal to a minimum of ten (10) percent of the gross size of the dwelling unit, except that dwelling units above the first story shall provide such space equal to a minimum of five (5) percent of the gross size of the dwelling unit.
- c.     The remainder of the required open space shall be provided in common open space. **PATIOS, INCLUDING DINING PATIOS, MAY BE USED TO SATISFY THE OPEN SPACE REQUIREMENT.**

- D.     REQUIRED OPEN SPACE MAY BE DISTRIBUTED AMONG ALL PROPERTIES WITHIN THE PLANNED COMMUNITY DISTRICT (PCD) THROUGH AN OPEN SPACE PLAN APPROVED BY THE DEVELOPMENT REVIEW BOARD.**

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- ~~2.     Main land uses that are not density-based shall provide a minimum of twenty-four (24) percent of the net lot area in open space, a~~

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~~minimum of one-half of which shall be in frontage open space.~~

3. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

**C. Building height.**

1. No building shall exceed thirty-six (36) feet in height except as otherwise provided in article VII.
2. Building height shall not exceed one (1) story within fifty (50) feet, **AND SHALL NOT EXCEED THREE (3) STORIES WITHIN ONE HUNDRED (100) FEET**, of any R-1, R-2, R-3, R-4, R-4R or M-H district boundary line. **THE SETBACK MAY INCLUDE THE WIDTH OF THE ALLEY.**

**D. Density requirements. RESIDENTIAL DEVELOPMENT WITHIN THE R-5/PCD DISTRICT SHALL NOT EXCEED TWENTY ONE (21) DWELLING UNITS PER GROSS ACRE. ALL STRUCTURES SHALL NOT EXCEED A COMBINED FLOOR AREA OF SIX TENTHS (0.6) MULTIPLIED BY THE NET LOT AREA.** ~~Compliance with the standards under columns 3 and 4 determine allowable density for dwelling and guest units.~~

ALLOWABLE DENSITY		STANDARDS	
1	2	3	4
Dwelling Units Per Acre (and corresponding gross land area per unit requirement)	Timeshare or Guest Units Per Acre (and corresponding gross land area per unit requirement)	Minimum Percentage of Net Lot Area to be maintained in Open Space	Minimum Percentage of the Tree Requirement to be provided in Mature Trees
17 (2562) or less	24 (1816) or less	22	40
18 (2422)	25.5 (1708)	25	50
19 (2292)	27 (1613)	28	60
20 (2180)	28.5 (1528)	31	70
21 (2074)	30 (1452)	34	80
22 (1980)	31.5 (1382)	37	90
23 (1890)	33 (1320)	40	100

**E. Building setback.**

1. Wherever an R-5 development abuts an R-1, R-2, R-3, R-4, R-4R or M-H district or an alley abutting any of those districts, a **yard SETBACK** of not less than ~~fifteen (15)~~ **FIFTY (50)** feet shall be maintained. **THE SETBACK MAY INCLUDE THE WIDTH OF THE ALLEY.**



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2. Wherever an R-5 development abuts any district other than R-1, R-2, R-3, R-4, R-4R or M-H, or abuts an alley adjacent to such other district, a building may be constructed on the property line. However, if any yard is to be maintained, it shall be not less than ten (10) feet in depth. Larger yards may be required by the Development Review Board or City Council if the existing or future development of the area around the site warrants such larger yards.

F. *Distance between buildings.*

1. There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one of which is adjacent to the main building, may be built to within six (6) feet of the main building.

G. *Walls, fences and required screening.*

1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required yard areas, except within the required frontage open spaces, within which they may not exceed three (3) feet in height, or except as otherwise provided in article VII.
2. All parking areas adjacent to a public street shall be screened with a wall to a height of three (3) feet above the parking surface.
3. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.
4. All storage and refuse areas shall be screened as determined by Development Review [Board].

H. *Access.* All lots shall have frontage on and have vehicular access from a dedicated street, unless a secondary means of permanent vehicle access has been approved by the Development Review Board.

(Ord. No. 1840, § 1(5.1004), 10-15-85; Ord. No. 1922, § 1, 11-4-86; Ord. No. 2430, 1-21-92; Ord. No. 2509, § 1, 6-1-93; Ord. No. 2818, § 1, 10-17-95; Ord. No. 3225, § 1, 5-4-99)

**Sec. 5.1005. Off-street parking.**

The provisions of article IX shall apply.

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(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

**Sec. 5.1006. Signs.**

The provisions of article VIII shall apply.

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(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

**Sec. 5.1200. (C-S) REGIONAL SHOPPING CENTER.**

**Sec. 5.1201. Purpose.**

This district is intended to provide for well-designed shopping facilities which serve a large regional area. Area zoned C-S should be recognized as substantial traffic generators and should be located at the intersection of two (2) major arterials.

It is intended that the (C-S) regional shopping center district shall be laid out and developed as a unit according to an approved plan so that the purpose of the district may be accomplished.

**Sec. 5.1202. Approvals required.**

No structure or building shall be built or remodeled upon land in the C-S district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.  
(Ord. No. 3225, § 1, 5-4-99)

**Sec. 5.1203. Use regulations.**

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Business and professional.
  - a. Medical or dental office with laboratory.
  - b. Professional and business offices.
  - c. Travel agencies.
  - d. Municipal uses.
  - e. Private and charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with standards including, but not limited to, the following as well as those otherwise required in the district.
    - (1) Location: All proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.

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(Amended standards are shown in **BOLD CAPS** and ~~strikethrough~~)

- (2) Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).
- (3) There shall be no outside speaker system or bells, if the school building is within one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.
- (4) Open space: Per underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.
- (5) Parking: Parking shall observe the front yard setbacks of the district for all frontages. One-third ( 1/3) of the required parking may be shared parking with other establishments present on site. Parking shall be located and screened per the requirements of the district.
- (6) Outdoor recreation area: All outdoor playgrounds and recreation areas shall be enclosed by a wall or fence sufficient in height to protect the safety and welfare of the students, and shall be located within the side or rear yard. Any playground or outdoor recreation area shall be located a minimum of fifty (50) feet from any residential district and screened by a minimum six-foot high wall.
- (7) Drop off area: A drop off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the school. This area shall not include internal site traffic aisles, parking spaces, fire lanes, etc.
- (8) Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.
- (9) Circulation plan: The applicant shall submit a circulation plan to insure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.

2. Retail sales.

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(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

- a. Appliance store including repair of small or household appliances.
- b. Art gallery.
- c. Bakery.
- d. Bicycle store.
- e. Big box. Any single retail space (limited to permitted retail uses in this C-S district) with a building footprint of equal to or greater than seventy-five thousand (75,000) square feet, if:

(1) Primary access is not on a local collector\* street; and

**Note:** \*At the request of the city the term residential has been changed to collector in this subsection.

(2) Residential zoned property is not located within One thousand three hundred (1,300) feet of the Big box property line (except residential zoned properties separated from the Big box by the Pima Freeway or developed with non-residential uses).

However, big box is not permitted in the Environmentally Sensitive Lands Supplementary District.

Also See Sections 1.403 and 5.1203.B.

- f. Candy shop including the making of candy.
- g. Carpet and floor covering store.
- h. Clothing store.
- i. Delicatessen.
- j. Department store.
- k. Drugstore.
- l. Furniture store.
- m. Gift shop, bookstore.

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(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

- n. Grocery store.
- o. Hardware store.
- p. Ice cream parlor including the making of ice cream.
- q. Import, export shop.
- r. Jewelry store.
- s. Liquor store.
- t. Photographic shop.
- u. Plant nursery.
- v. Record shop.
- w. Shoe store.
- x. Sporting goods store.
- y. Stationery store.
- z. Variety store.
- 3. Service.
  - a. Bank.
  - b. Barbershop.
  - c. Beauty shop.
  - d. Bowling alley.
  - e. Churches and places of worship.
  - f. Cleaning and pressing agencies.
  - g. Cocktail lounge without live entertainment.
  - h. Coffee shop, cafe, cafeteria.

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(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

- i. Day care center, if the drop off or outdoor play area is more than one hundred (100) feet from a residential district.
  - j. Finance company office.
  - k. Personal wireless service facilities; minor, subject to the requirements of sections 1.906, 3.100 and 7.200.
  - l. Printing, lithography or photostating establishment.
  - m. Recyclable material collection center.
  - n. Savings and loan office.
  - o. Shoe repair shop.
  - p. Theater.
- B. *Uses permitted by conditional use permit.***
- 1. Automotive center.
  - 2. Big box. Any single retail space (limited to permitted retail uses in this C-S district) with a building footprint of equal to or greater than seventy-five thousand (75,000) square feet, if:
    - a. Primary access is on a local residential street; or
    - b. Residential zoned property is located within one thousand three hundred (1,300) feet of the Big box property line (except residential zoned properties separated from the Big box by the Pima Freeway or developed with non-residential uses).

However, Big box is not permitted in the Environmentally Sensitive Lands Supplementary District.

For Use Permit Provisions and Criteria, See Section 1.403.
  - 3. Day care center, if the drop off or outdoor play area is within one hundred (100) feet from a residential district (see section 1.403 for criteria).
  - 4. Drive-in or drive-thru restaurant.
  - 5. Game center.

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(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

6. Gasoline service station (see section 1.403 for criteria).
7. Live entertainment (see section 1.403 for criteria).
8. Personal wireless service facilities; major, subject to the requirements of sections 1.400, 3.100 and 7.200.
9. Self-service carwash.  
(Ord. No. 2336, § 1, 1-15-91; Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2620, § 1, 8-2-94; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3394, 6-19-01)

**Sec. 5.1204. Property development standards.**

The following property development standards shall apply to all land and buildings in the C-S district.

- A. *Floor area ratio.* In no case shall the gross floor area of a structure exceed the amount equal to eight-tenths multiplied by net lot area in square feet.
- B. *Volume ratio.* In no case shall the volume of any structure exceed the product of the net lot area in square feet multiplied by 9.6 feet.
- C. *Open space requirement.*
  1. In no case shall the open space requirement be less than ten (10) percent of the total ~~lot~~ **C-S/PCD DISTRICT** area, **EXCLUSIVE OF PUBLIC STREET RIGHT-OF-WAY**, for zero (0) feet to twelve (12) feet of height, plus four-tenths percent of the total site for each foot of height above twelve (12) feet. Open space as defined in Section 3.100.
  2. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.
  3. **REQUIRED OPEN SPACE MAY BE DISTRIBUTED AMONG ALL PROPERTIES WITHIN THE PLANNED COMMUNITY DISTRICT (PCD) THROUGH AN OPEN SPACE PLAN APPROVED BY THE DEVELOPMENT REVIEW BOARD.**



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(Amended standards are shown in **BOLD CAPS** and ~~strikethrough~~)

D. *Building height.*

1. No building shall exceed thirty-six (36) feet in height, except as otherwise provided in article VII.

~~E. *Density.* The aggregate area of all buildings shall not exceed twenty five (25) percent of the entire lot area of the project.~~

F. *Yards.*

1. Front Yard.
  - a. There shall be a front yard having a depth of not less than ~~twenty five (25)~~ **TWENTY (20)** feet.
  - b. Parking shall not be allowed in required front yards.
2. Side Yard. A side yard of not less than fifty (50) feet shall be maintained where the side of the lot abuts a **SINGLE-FAMILY** residential district (**R1**) or abuts an alley which is adjacent to the residential district. The fifty (50) feet may include the width of the alley.
3. Rear Yard. A rear yard of not less than fifty (50) feet shall be maintained where the rear lot abuts a **SINGLE-FAMILY** residential district (**R1**) or abuts an alley which is adjacent to the residential district. The fifty (50) feet may include the width of the alley.
4. All operations and storage shall be conducted within a completely enclosed building or with an area contained by a wall or fence as determined by the Development Review [Board] approval or use permit.
5. Other requirements as specified in article VII.

- G. The area on which there is located a regional shopping center shall provide a minimum of not less than ten (10) acres.

(Ord. No. 1840, § 1, 10-15-85; Ord. No. 2818, § 1, 10-17-95; Ord. No. 3225, § 1, 5-4-99)

**Sec. 5.1205. Off-street parking.**

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(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

The provisions of article IX shall apply.

**Sec. 5.1206. Signs.**

The provisions of article VIII shall apply.

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(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

**ARTICLE X.**

**LANDSCAPING REQUIREMENTS\***

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\* **Editors Note:** Ord. No. 2818, § 1, adopted Oct. 17, 1995, repealed former art. X, §§ 10.100--10.104, which pertained to validity, and added a new art. X to read as herein set out.

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**Sec. 10.100. PURPOSE.**

The purpose of this ordinance is to provide standards and requirements for the installation of landscaping for all new and expanded development within the city in order to promote the general welfare of the community; to effectuate attractive and logical development; to aid in the enhancement of property values; to create an attractive appearance along city street; to complement the visual effect of buildings; to provide buffers between various land uses and protection from intense activities; and to aid in conserving water by encouraging the use of varieties of plants, trees and shrubs indigenous to arid regions which are characterized by low-water consumption. The standards and regulations of this ordinance shall be held to be the minimum requirements necessary for the promotion of the foregoing objectives of this ordinance. The Development Review Board, upon hearing an application, may impose such reasonable conditions as it may deem necessary in order to fully carry out the provisions and intent of this ordinance.

(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.101. Scope of regulations.**

The provisions of this ordinance shall apply to all development or construction, all building remodeling, alterations, additions, or expansions, and to all changes of occupancy in the use or development of land which requires the approval of a development site plan or subdivision plat by the city. Single-family residences and their accessories shall be exempt from the requirements of this ordinance.

(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.102. Applicability.**

For all development projects included in Section 10.101, preliminary and final landscape plans shall be prepared, submitted and approved in accordance with the standards, requirements and procedures set forth in this ordinance.

(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.200. LANDSCAPE PLAN.**

A landscape plan consisting of a preliminary plan and a final plan shall be

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(Amended standards are shown in **BOLD CAPS** and ~~striketthrough~~)

prepared, submitted, and approved for all applicable development projects in accordance with the procedurcs and requirements set forth in this ordinance. All changes in preliminary or final landscape plans shall be subject to the approval of the city prior to installation. All changes in existing landscaping shall also be subject to the approval of the city.

- A. *Preliminary landscape plan.* The preliminary landscape plan shall be reviewed and approved by the Development Review Board. The preliminary landscape plan shall be a conceptual plan and shall include the following information:
1. The location and identification of all proposed landscape area (on-site, street right-of-way, parking area, landscape buffers and others).
  2. Preliminary summary data indicating the landscape area (in square feet) of on-site, right-of-way and parking lot landscaping.
  3. The general location of existing and proposed trees, shrubs, cacti and other landscape materials and improvements.
  4. Notes, tables, and/or graphic representations adequately showing the intent of the proposed plans, the quantity and size of the proposed plant materials and, if applicable, existing plant materials to be retained, and any other information indicating how those plans will comply with this ordinance.
  5. The location of all proposed stormwater retention areas.
- B. *Final landscape plan.* The final landscape plan shall be submitted along with all other required site improvement and building plans at the time of application for a building permit. The final landscape plan shall contain a specific schedule of all trees and shrubs identified by common and botanical name, and shall clearly indicate the quantity and size of each tree and shrub to be installed. The final landscape plan shall be in substantial conformance with the approved preliminary plan and any stipulated changes or additions. An irrigation plan shall also be provided indicating the layout and details of the irrigation system including the type and location of all materials utilized.

(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.300. GENERAL PROVISIONS.**

**Sec. 10.301. Minimum size of plant materials.**

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(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

Unless otherwise specified herein or as otherwise conditioned through zoning or development review, all trees shall be a minimum of fifteen (15) gallons in size and at least fifty (50) percent of those trees must be mature as defined in article III or larger size. (Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.302. Natural topping of landscape areas.**

A. All landscaped areas (except for approved hard surfaced walks and activity areas) shall be finished with a natural topping material which may include, but not be limited to the following: turf, groundcover, planting, decomposed granite (two (2) inch minimum depth), river run rock, expanded shale, or bark.

B. The use of turf shall be limited according to the provisions of Section 49-77 and 49-78 of the Scottsdale Revised Code within new nonresidential facilities including parks, schools, churches, resorts and golf courses.

C. The use of turf for new commercial and industrial users, and new single-family model homes shall be limited according to the provisions of Section 49-79 and 49-79.1 of the Scottsdale Revised Code.  
(Ord. No. 2818, § 1, 10-17-95; Ord. No. 3225, § 1, 5-4-99)

**Sec. 10.303. Irrigation standards.**

A. All landscaped areas shall be supported by an automatic irrigation system. A backflow prevention assembly shall be provided according to standard details adopted by the city. All irrigation systems and landscaped areas shall be designed, constructed, and maintained so as to promote water conservation and prevent water overflow or seepage into the street, sidewalk, or parking areas.

B. All approved revegetation of natural area open space as provided in Section 7.853.D.2 shall be irrigated with a temporary system or approved watering program which shall be terminated after a period of three (3) years or until the plant material has become established.  
(Ord. No. 2818, § 1, 10-17-95; Ord. No. 3303, § 1, 3-21-00)

**Sec. 10.304. Protection of plant materials.**

The following shall be provided to protect plant materials:

A. Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed parking areas and along all driveways and vehicular access ways to prevent the destruction of landscape materials by vehicles unless as

**Amended Development Standards  
McDowell Village, Case 9-ZN-2003**

(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

otherwise approved by the Development Review Board.

- B. Landscape plans shall demonstrate the methods utilized to preserve native plant materials as required by Section 7.500 through Section 7.506.
- C. Landscape plans shall demonstrate the methods utilized to preserve natural area open space in designated environmentally sensitive lands as required by Section 7.853.

(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.305. Use of landscape areas for other purposes.**

Unless otherwise specified herein, no part of any landscape area shall be used for any other use such as parking, signs, or display, except for required on-site retention areas or when such use is shown on the approved final landscape plan. Where permitted, vehicle display pads in landscaped areas shall provide permanent landscape planters fully integrated with the landscape design.

(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.306. Street right-of-way landscaping.**

The landscaping of all street rights-of-way contiguous within the proposed development site not used for street pavements, curbs, gutters, sidewalks, or driveways shall be required in addition to landscaped areas required in Section 10.400. Within subdivided property, street trees shall be provided as required by Section 48-118. Any landscape areas in the public right-of-way shall comply with the criteria of the Arizona Department of Water Resources.

(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.307. Parking area landscaping.**

Landscaping in parking areas for all applicable development projects shall be provided as required in Section 9.106.E. of article IX, parking and loading requirements.

**Sec. 10.400. REQUIRED LANDSCAPE AREAS.**

**Sec. 10.401. General regulations.**

All development projects covered by Section 10.101 hereof shall provide landscaping in all portions of the development site not required for buildings, structures, loading and vehicular access ways, streets, parking and utility areas, pedestrian walks and hard surfaced activity areas in accordance with the required landscape improvements of Sections 10.500 through 10.502. Subdivided property shall contain landscaping as required by Section 48-118 of the Scottsdale Revised Code.

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(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.402. Additional requirements by zoning district.**

The following shall also be provided as part of the minimum required landscaped area:

**A. *Medium density residential zoning districts.***

1. For all development within the (R-3) medium density residential [district] a landscaped area not more than thirty-five (35) feet in depth from any street frontage property line.
2. For all development within the (R-4) townhouse residential district one (1) of the required trees per lot shall be placed in commonly held and maintained landscaping area between the lot and any drive or street that services the lot.

**B. *Resort and multiple-family zoning districts.***

1. For all development within the (R-4R) resort district landscaping shall be determined by Development Review Board approval.

**C. *Industrial zoning districts.***

1. For all development within the (I-1) industrial park district a landscaped area not less than thirty-five (35) feet in depth shall be provided in the front yard, except that parking may occur in the required thirty-five (35) foot landscaped area, provided that such parking is set back a minimum of twenty (20) feet from any street, and provided further that such parking is not visible from any street. On lots with more than one (1) street frontage there shall be a landscaped area not less than thirty-five (35) feet deep on all major streets and not less than twenty (20) feet deep on all minor streets.
2. The landscape requirements of this section shall not apply to the I-1 district within the taxilane safety area, as defined in Chapter 5 of the Scottsdale Revised Code. Such areas shall be hard surfaced activity areas.
3. For all development within the (I-G) light employment district all areas between a building and a street frontage, except for access drives and walks, shall be landscaped, unless special circumstances

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(Amended standards are shown in **BOLD CAPS** and ~~strikethrough~~)

warrant approval as determined by use permit or Development Review Board approval. The landscaped area shall contain street trees as approved by the Development Review Board.

**D. Commercial zoning districts.**

1. For all development within the (C-S) regional shopping center district the required ~~twenty-five (25)~~ **TWENTY (20)** foot front yard shall be landscaped except for access drives and walks. Street trees shall be provided as part of the approved site plan.
2. For all development within the (C-1) neighborhood commercial district all portions of required front yards shall be landscaped except for access drives and walks. Street trees shall be provided as approved by the Development Review Board.
3. For all development within the (S-R) service residential, (C-2) central business, (C-3) highway commercial, (C-4) general commercial, (C-O) commercial office and (P.Co.C.) planned convenience center zoning districts a thirty-five (35) foot in depth landscape setting shall be maintained where parking occurs between a building and a street. The thirty-five (35) feet may be decreased to a minimum depth of twenty (20) feet if special circumstances warrant approval by use permit or Development Review Board. Special circumstances include the provision of depressed parking and/or a wall and berming. The landscape area shall include street trees as approved by the Development Review Board.
4. For all development within the (S-S) support services district all areas between a building and a street frontage, except for access drives and walks, shall be landscaped. The landscaped area shall contain street trees as approved by the Development Review Board.
5. For all development within the (WP) western theme park district the required frontage open space shall include native desert plant materials or street trees as approved by the Development Review Board.

**E. Other zoning districts.**

1. For all development within the (PCP) planned commerce park district, the required landscape area shall be shown on the required



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(Amended standards are shown in **BOLD CAPS** and ~~striketthrough~~)

landscaping and buffers master plan which is subject to the approval of the Development Review Board. A landscaped area a minimum of forty (40) feet in depth shall be provided between any parking area and the planned right-of-way line.

(Ord. No. 2818, § 1, 10-17-95; Ord. No. 3274, § 3, 12-7-99)

**Sec. 10.500. REQUIRED LANDSCAPE IMPROVEMENTS.**

The following shall be provided as the minimum required landscape improvements.

(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.501. General regulations.**

A. Landscape areas in decomposed granite or similar material shall not exceed more than seven (7) feet in any one (1) direction as measured between plants or plant canopies.

B. Unless otherwise specified herein, all trees shall be fifteen (15) gallon minimum size and at least fifty (50) percent of those trees must be mature as defined in article III of the zoning ordinance.

C. All plant material utilized for screening of parking, refuse, service and utility areas shall be a minimum five-gallon can size at a maximum four (4) feet on center spacing.

D. Mass planting of shrubs and ground covers adjacent to city street right-of-way and adjacent to all residential districts shall have a minimum five-gallon can size for shrubs and a minimum one-gallon can size for ground covers at a maximum four (4) feet on center spacing, or a size and spacing as approved by the Zoning Administrator.

E. Landscaping shall be designed and maintained in accordance with the height, location and sight visibility requirements as set forth in Section 7.104.  
(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.502. Additional requirements by zoning district.**

A. *Medium density residential zoning districts.*

1. For development in the (R-3) medium density district and (R-4) townhouse residential district a minimum of three (3) trees per dwelling unit shall be provided with at least fifty (50) percent of which shall be mature.

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(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

2. For development in the (R-4) townhouse residential district one (1) of the required trees per lot shall be placed in commonly held and maintained landscaping areas between the lot and any drive or street that services the lot.

**B. *Resort and multiple-family residential zoning districts.***

1. For resort, hotel, motel and multiple-family developments in the (R-4R) resort district landscaping shall be determined by Development Review Board approval.

~~2. For uses in the R-5 district that are not density based a minimum of one and one half (1 1/2) trees, one inch caliper minimum size, shall be provided per each nine hundred (900) square feet of required open space. Main land uses that are not density based shall provide a minimum of forty (40) percent of the tree requirement in mature trees.~~

~~3. Uses in the R-5 district that are density based shall provided a minimum of one and one half (1 1/2) trees one and one half (1 1/2) caliper minimum size per dwelling or guest unit. Main land uses that are density based shall provide mature trees based on the number of dwelling or guest units per acre in the minimum percentages required by Section 5.1004D.~~

2. **DEVELOPMENT IN THE R-5/PCD DISTRICT SHALL PROVIDE A MINIMUM OF ONE AND ONE-HALF (1 1/2) TREES PER EACH NINE HUNDRED (900) SQUARE FEET OF REQUIRED OPEN SPACE, WITH AT LEAST FIFTY (50) PERCENT OF WHICH SHALL BE MATURE AS DEFINED IN ARTICLE III OR LARGER SIZE.**

**C. *Industrial zoning districts.***

1. For all development within the (I-1) industrial park district landscaping requirements shall not apply within the taxilane safety area, as defined in Chapter 5 of the Scottsdale Revised Code.
2. For all development within the (I-G) light employment district a minimum of one (1) tree per four hundred (400) square feet of required open space shall be provided. However, within the total number of trees required; those within the landscape buffer shall be provided at a rate of one (1) tree per five hundred (500) square feet. Fifty (50) percent of the tree requirement shall be provided in mature trees with a twenty-four (24) inch box minimum.

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**D.     *Commercial zoning districts.***

1.     For all development within the S-R service residential district a minimum of one (1) tree shall be provided per five hundred (500) square feet of required open space. Fifty (50) percent of the tree requirement shall be provided in mature trees.

(Ord. No. 2818, § 1, 10-17-95; Ord. No. 3274, § 4, 12-7-99)

**Sec. 10.600. LANDSCAPE BUFFERS.**

**Sec. 10.601. General regulations.**

Within the required yards of all zoning districts other than single-family, landscape buffers shall be provided as specified below. Landscape buffer areas shall be improved with a minimum of fifty (50) percent of all trees sized as mature as defined in article III.

(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.602. Additional requirements by zoning district.**

The following shall be provided landscape buffers:

**A.     *Resort and multiple-family zoning districts.***

1.     For all development within the (R-4R) resort district which abuts a single-family residential district, a landscape buffer a minimum of ten (10) feet wide shall be planted and maintained along the abutting lot line.
2.     For all development within the (R-5) multiple-family residential district ~~a fifteen (15)~~ **AN AVERAGE FOUR (4)** foot wide landscape buffer shall be maintained wherever a R-5 development abuts a R-1, R-2, R-3, R-4, R-4R, or M-H district or an alley abutting any of those districts, **EXCLUDING AREAS FOR GATE OPENINGS. THE LANDSCAPE BUFFER MAY BE LOCATED WITHIN THE ALLEY.**

**B.     *Industrial zoning districts.***

1.     For all development within the (I-1) industrial park district a landscape buffer of thirty (30) feet shall be maintained adjacent to all residential districts. In addition to the required buffer there shall be a six (6) foot wall or approved landscape screen on the rear and side property lines that are adjacent to any residential district.

**Amended Development Standards**  
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(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

2. For all development within the (I-G) light employment district when adjacent to a R-1 district, a landscape buffer of twenty-five (25) feet shall be included within the fifty (50) foot building setback. When adjacent to any residential district other than R-1, a landscape buffer of fifteen (15) feet shall be included within the twenty-five (25) foot building setback. In addition to the required landscape buffer, a six (6) foot wall and approved landscape screen shall be located on the rear and side property lines that are adjacent to any residential district.

**C. Commercial zoning districts.**

1. For all development in the (S-R) service residential district a fifteen (15) foot wide landscape buffer shall be maintained wherever a S-R development abuts a R-1, R-2, R-3, R-4, R-4R, or M-H district or an alley abutting any of those districts.
2. For all development within the (C-S) regional shopping center district, (C-1) neighborhood commercial district, (C-2) central business district, (C-3) highway commercial district, (C-4) general commercial district, (S-S) support services district, (C-O) commercial office district, (P.R.C.) planned regional center, (P.Co.C.) planned convenience center and (PCP) planned commerce park district a six (6) foot high masonry wall or landscape screen as approved by the Development Review Board may substitute for the required ten (10) foot wide landscape buffer on the rear and side property lines adjacent to any **SINGLE-FAMILY** residential district (**R1**). In addition, for all development within the (PCP) planned commercial park district a landscaping and buffers master plan is required as provided in Section 5.4002.
3. For all development within the (P.N.C.) planned neighborhood center and (P.C.C.) planned community center a fifteen (15) foot landscape buffer shall be located in the required side and rear yards along the property lines where any such zoned property abuts any residential district or an alley adjacent to a residential district. In addition to the required buffer there shall be a six (6) foot high masonry wall and an approved landscape screen on the rear and side property lines that are adjacent to any residential districts.

**D. Other zoning districts.**

1. For all development within the (O-S) open space zone a landscape

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(Amended standards are shown in **BOLD CAPS** and ~~striketthrough~~)

buffer a minimum of thirty (30) feet shall be maintained between  
all buildings and all adjacent residential districts.

(Ord. No. 2818, § 1, 10-17-95)

**Sec. 10.700. REQUIRED LANDSCAPE MAINTENANCE.**

The required maintenance of landscape areas shall include the following provisions:

- A. The landscape areas on-site as well as in the right-of-way, shall be maintained by the owner or owner's association (should the property be subdivided), or the lease of the site. Any areas designated and intended for the purposes of on-site stormwater retention shall be maintained and reserved for that specific purpose. Any alteration or deterioration of those areas shall be considered a violation of this and any applicable ordinance. No person shall strip, excavate or remove top soil nor shall they temporarily store soil on a site, except in accordance with approved plans to accommodate an approved building, building addition or facilitate necessary and approved site improvements.
- B. Any plant material that does not survive shall be replaced upon its demise or removal.
- C. Replacement of landscape material shall be of like size as that which was removed or destroyed, or which did not survive.
- D. Landscaping and irrigation systems shall be maintained in accordance with the approved site and/or landscape plan. Plant material shall not be severely pruned such that the natural growth pattern or characteristic form are significantly altered.
- E. All landscape areas and material shall be maintained in a health, neat, clean, weed-free condition.
- F. Modifications and/or removal of existing landscaping shall require prior approval by the Planning and Development Department.

(Ord. No. 2818, § 1, 10-17-95)

**Amended Development Standards  
McDowell Village, Case 9-ZN-2003**

(Amended standards are shown in **BOLD CAPS** and ~~strikethrough~~)

<b>Development Standard</b>	<b>Proposed Amended Standard</b>
<b>Density</b> <u>R-5 District (11 acres):</u> 23 dwelling units per gross acre maximum on residential lot only (6.7 acres allows 154 units total) No maximum for non-residential lot (4.4 acres)  <u>C-S District (2 acres):</u> Floor area ratio of eight tenths (0.8) for all development (2 acres allows 69,696 sq.ft.) Lot coverage not to exceed 25% (21,780 square feet allowed on 2 acres)	<u>R-5 District (11 acres):</u> 21 dwelling units per gross acre for entire 11 acres (233 allowed; 230 units proposed) Floor area ratio of six tenths (0.6) for all development (278,438 sq.ft. allowed; 245,000 square feet proposed)  <u>C-S District (2 acres):</u> No Change to floor area ratio (21,000 square feet proposed) Open space and parking requirements determine lot coverage
<b>Open Space</b> <u>R-5 District (11 acres):</u> Residential lot is density based (40% of 6.7 acres requires 116,740 sq.ft.) Non-residential lot is 24% lot area (24% of 4.4 acres requires 45,999 sq.ft.)  <u>C-S District (2 acres):</u> 19.6% of lot area for 36-foot tall buildings (16,319 sq.ft required)	<u>R-5 District (11 acres):</u> 30% of the combined lots (139,219 sq.ft. required; 151,205 sq.ft. provided) Open space may be distributed among all properties within the PCD  <u>C-S District (2 acres):</u> No numerical change (16,319 sq.ft required; 23,169 sq.ft. provided) Open space may be distributed among all properties within the PCD
<b>Setbacks</b> <u>R-5 District (11 acres):</u> 15-foot landscaped setback between R-5 and single family district 50-foot minimum setback between 2-story buildings and single family district  <u>C-S District (2 acres):</u> 25-foot landscaped front yard setback 50-foot side and rear setback from all residential districts	<u>R-5 District (11 acres):</u> 50-foot minimum setback between R-5 and single family district 100-foot minimum setback between 3-story buildings and single family district Average 4-foot wide landscaped buffer (in alley)  <u>C-S District (2 acres):</u> 20-foot landscaped front yard setback 50-foot side and rear from single-family only
<b>Landscaping</b> <u>R-5 District (11 acres):</u> 1.5 trees per dwelling unit (230 units require 355 trees on 6.7 acres; 100% mature) 1.5 trees per 900 sq.ft. of open space for non-residential development (46,000 sq.ft. open space requires 77 trees; 40% mature)	<u>R-5 District (11 acres):</u> 1.5 trees per 900 sq.ft. of open space for all development (232 trees required) 50% mature trees for 11 acres



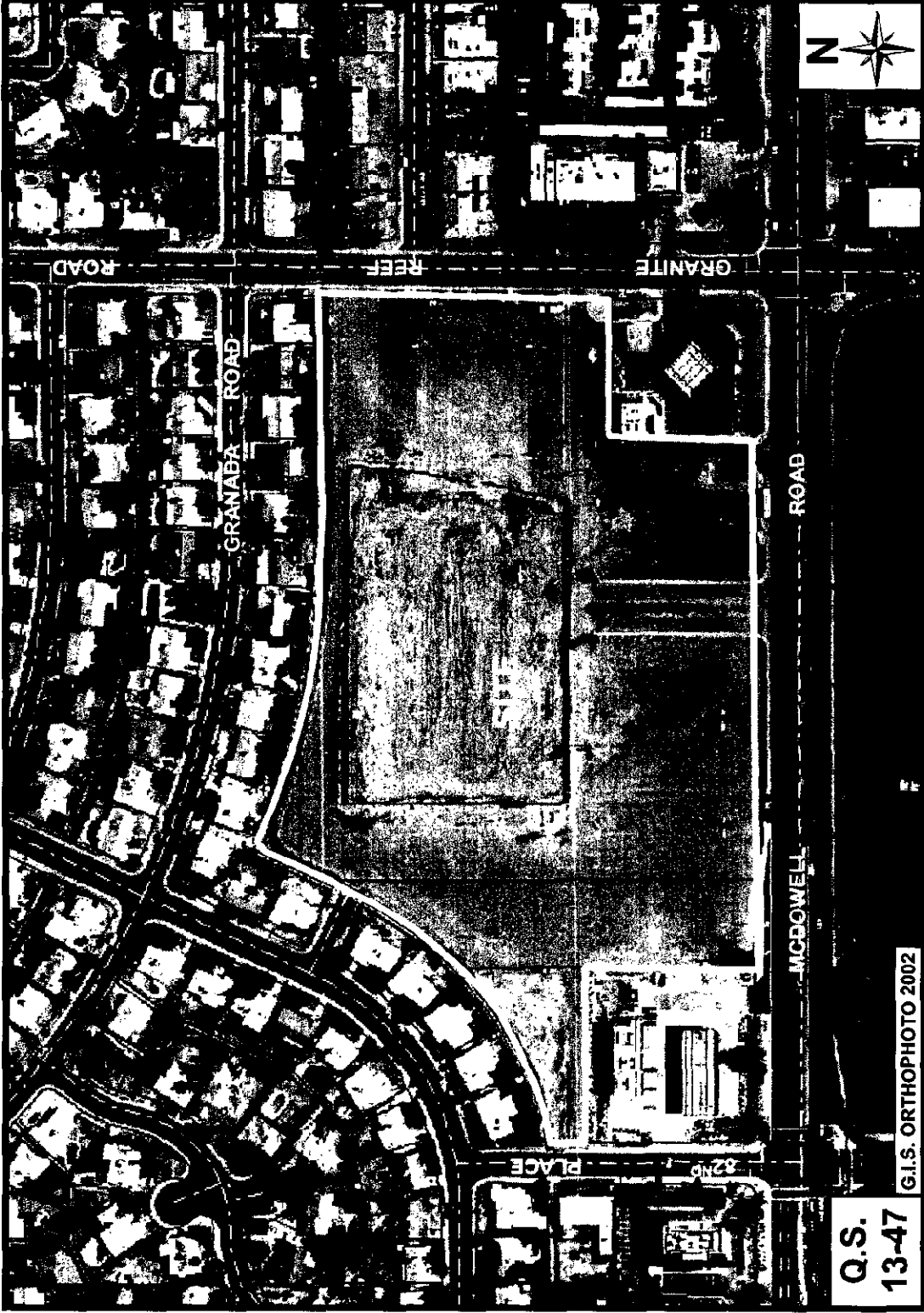
9-ZN-2003 & 15-UP-2003

McDowell Village

ATTACHMENT #2







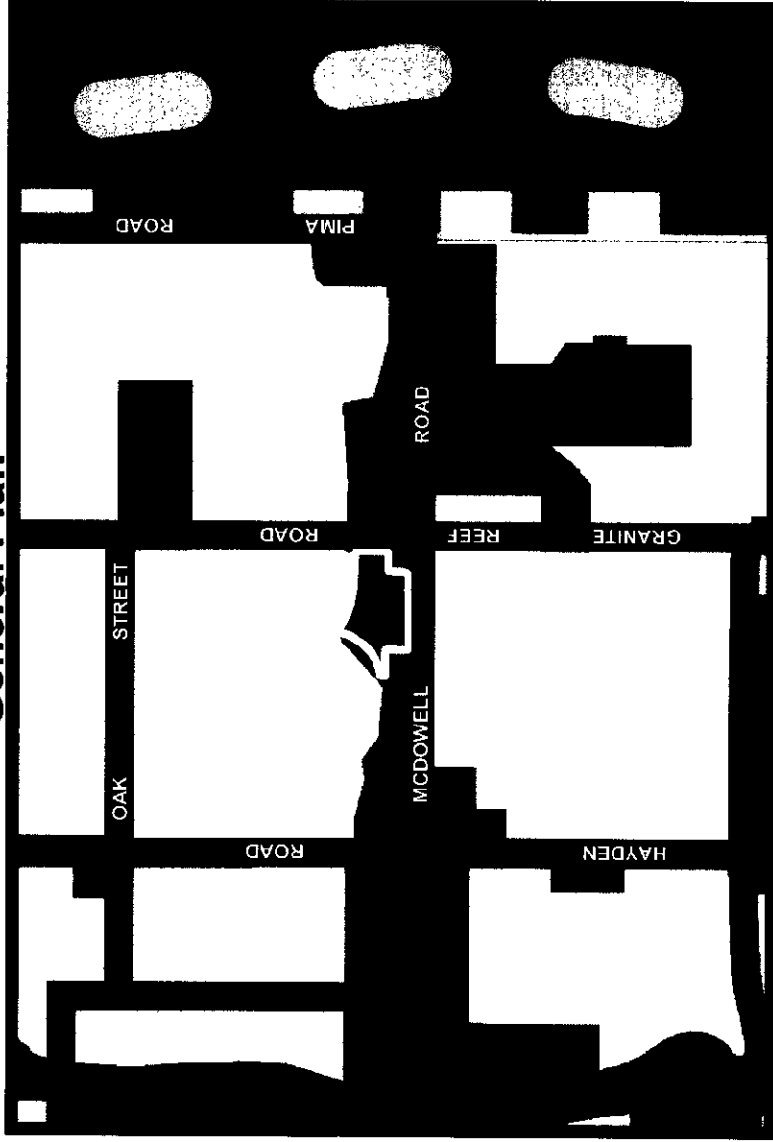
9-ZN-2003 & 15-UP-2003

McDowell Village

ATTACHMENT #2A



# General Plan



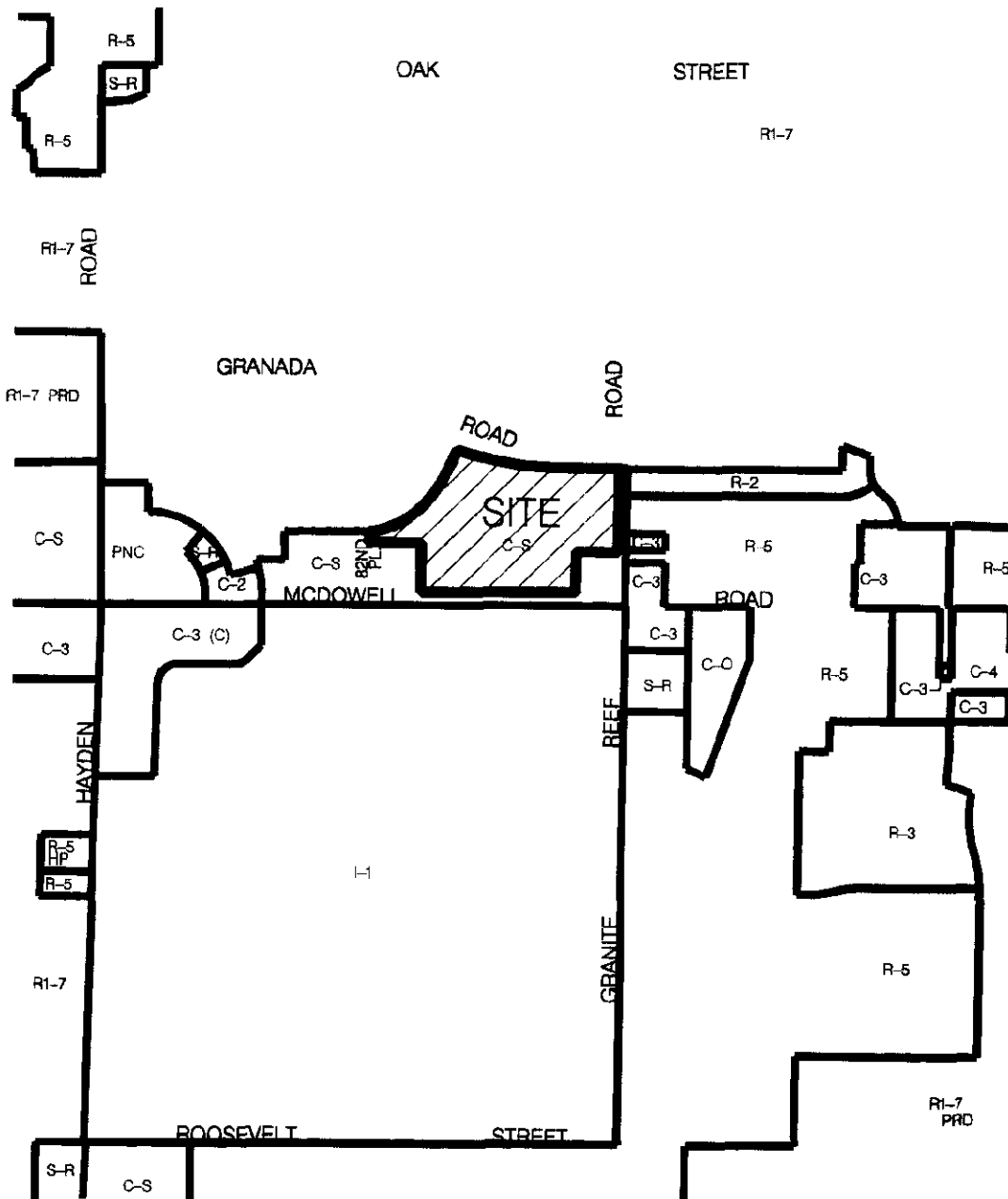
- Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods
- Mixed-Use Neighborhoods
- Resort/Tourism
- Shea Corridor
- Mayo Support District
- Regional Use District
- Commercial
- Office
- Employment
- Natural Open Space
- Developed Open Space (Parks)
- Developed Open Space (Golf Courses)
- Cultural/Institutional or Public Use
- State Trust Lands under State Land Commissioner's Order #078-2001/2002
- McDowell Sonoran Preserve (as of 4/2002)
- Recommended Study Boundary of the McDowell Sonoran Preserve
- City Boundary
- Location not yet determined



**9-ZN-2003 & 15-UP-2003**  
ATTACHMENT #3

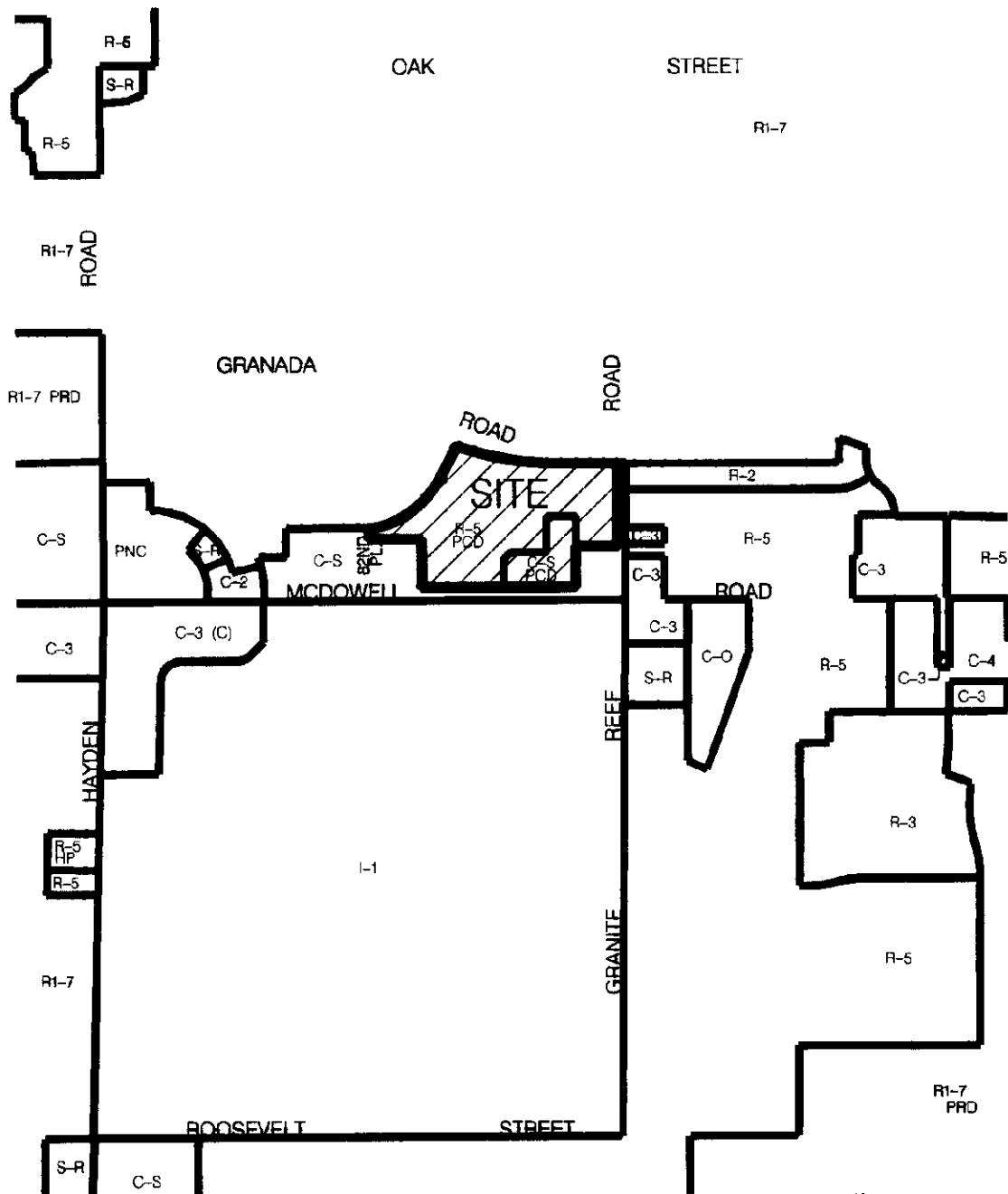
Adopted by City Council October 30, 2001  
Ratified by Scottsdale voters March 12, 2002  
revised to show McDowell Sonoran Preserve as of April 2, 2002





9-ZN-2003  
ATTACHMENT #4





9-ZN-2003  
ATTACHMENT #4A





**STIPULATIONS FOR CASE 9-ZN-2003 & 15-UP-2003**  
**Amended stipulations by the Planning Commission are shown in BOLD CAPS.**

**PLANNING/ DEVELOPMENT**

1. **CONFORMANCE TO SITE PLAN.** Development shall conform to the site plan submitted by the City of Scottsdale and dated August 4, 2003. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **MAXIMUM DWELLING UNITS/MAXIMUM DENSITY.** The number of dwelling units within the R-5 district shall not exceed 230 without subsequent public hearings before the Planning Commission and City Council. The density of the site shall not exceed 21 DU/AC without subsequent public hearings before the Planning Commission and City Council.
3. **CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS.** Development shall conform to the attached amended development standards (See report attachment #1A). Any change to the development standards shall be subject to subsequent public hearings before the Planning Commission and City Council.
4. **ELM DRIVE. THE PORTION OF ELM DRIVE ABUTTING THIS SITE SHALL BE RESTRICTED TO PEDESTRIAN TRAFFIC ONLY.**

**CIRCULATION**

1. **STREET CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
McDowell Road/ Major arterial	Existing	See Transit and Median Reconstruction notes below	
Granite Reef	Existing	None	
82 <sup>nd</sup> Place	Existing	None	

2. **ACCESS RESTRICTIONS.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
  - a. McDowell Road, Granite Reef and 82<sup>nd</sup> Place - The developer shall dedicate a one-foot wide vehicular non-access easement on these streets except at the approved street entrance.
  - b. McDowell Road - There shall be a maximum of two direct driveways from McDowell Road, the east right in and right out driveway and the central full access driveway. The westerly drive from McDowell Road can continue as access over the land of others as may be legally provided. There shall be a minimum of 330 feet between the driveways, and the westerly driveway shall be relocated not more than 100 feet to the west of the current full access driveway location (unless otherwise specified by the Transportation Department).
  - c. Granite Reef - The north driveway shall be closed, or reconstructed with a design to discourage non-municipal vehicular use (which alternative and related design to be

determined by the Transportation Department). The two south driveways shall be CH-2 design (or as otherwise approved by the Transportation Department). The final location, number and design of driveways to Granite Reef Road shall be as approved by the Transportation Department.

- d. 82<sup>nd</sup> Place - There shall be a maximum of one site driveway from 82<sup>nd</sup> Place.
3. **MEDIAN RECONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall reconstruct the existing median on McDowell Road, to provide left-turn access into and out of the main site entrance on McDowell Road, to the satisfaction of city staff; and shall relocate any existing landscaping that will be displaced, as determined by city staff.
4. **AUXILIARY LANE CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall construct a combined right turn deceleration lane and bus bay on McDowell Road, just east of the main site entrance, in conformance with the Design Standards and Policies Manual.
5. **PEDESTRIAN CIRCULATION PLAN.** A pedestrian circulation plan shall be included with the Development Review Board submittal, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways. This plan shall address: A. a connection from the west side of the senior housing building to 82<sup>nd</sup> Street B. a pedestrian walkway from the north parking area, between the senior housing and the senior center, with access to the theater entrance. C. a direct pedestrian connection between the senior center and the senior housing.
6. **TRANSIT FACILITIES.** Before issuance of any certificate of occupancy for the site, the developer shall construct a combined right turn deceleration lane and bus bay on McDowell Road, just east of the main site entrance, include bus stop facilities (shelter, bench, pad, bike loops and trash can). Provide a bus stop on Granite Reef Road on the north side of the southern driveway (include shelter, bench, pad, bike loops and trash can). Provide pedestrian access from the southeast senior housing entrance to a van drop off location at the circular turnaround which is located north of the main McDowell Road access driveway. The final design and location of these facilities shall be subject to city staff approval (Transit Department 480-312-7696) before any final plan approval.

## DRAINAGE AND FLOOD CONTROL

1. **PRELIMINARY DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a preliminary drainage report and plan subject to city staff approval. The preliminary report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the preliminary drainage report and plan shall:
  - a. Determine easement dimensions necessary to accommodate design discharges.
  - b. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
  - c. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
  - d. Include a complete description of requirements relating to project phasing.
2. **FINAL DRAINAGE REPORT.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual - Drainage Report and Preparation

3. **STORM WATER STORAGE REQUIREMENT.** On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
  - a. If applicable, the developer shall submit to the Community Development Division a Request for Waiver Review form, which shall:
    - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
    - (2). Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval.
  - b. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained the waiver approval.
4. **STORM WATER STORAGE EASEMENTS.** With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
5. **DRAINAGE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

#### VERIFICATION OF COMPLIANCE

1. **REQUIRED SPECIAL INSPECTIONS.** Before the approval of the improvement plans, the Project Quality/Compliance Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. **AS-BUILT PLANS.** City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

#### WATER

1. **BASIS OF DESIGN REPORT (WATER).** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - b. Identify the timing of and parties responsible for construction of all water facilities.
  - c. Include a complete description of requirements relating to project phasing.

2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. **NEW WATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.
4. **WATERLINE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

## WASTEWATER

1. **BASIS OF DESIGN REPORT (SANITARY SEWER).** ). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in conformance with the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
  - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
  - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. **NEW WASTEWATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
4. **SANITARY SEWER EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

## OTHER REQUIREMENTS

1. **ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS.** All construction activities that disturb five or more acres, or less than five acres if the site is a part of a greater common plan, shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.
2. **SECTION 404 PERMITS.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or

fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

3. **DUST CONTROL PERMITS.** Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
4. **UTILITY CONFLICT COORDINATION.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
5. **ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ).** The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
  - a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
  - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
    - (1). Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
      - (2). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
      - (3). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
      - (4). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
      - (5). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.



## **ADDITIONAL INFORMATION FOR CASE 9-ZN-2003 & 15-UP-2003**

### **PLANNING/DEVELOPMENT**

1. **DENSITY & DEVELOPMENT CONTINGENCIES.** The intensity and development program for the C-S district, and density for R-5 district may be decreased due to drainage issues, topography, and other site planning concerns which will need to be resolved at the time of site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed units or density on any or all parcels.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
  - a. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
  - b. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included),
  - c. Landscaping, especially the location of mature trees and meeting the intent of buffering the residents to the north.

### **ENGINEERING**

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.





9-ZN-2003

McDowell Village  
DRB Review of the Proposed Amended  
Development Standards  
NWC of Granite Reef and McDowell Roads  
8302 E. McDowell Rd  
City of Scottsdale, Applicant

**MR. CURTIS** presented this case as per the project coordination packet. This is a request to review the proposed amended development standards for the McDowell Village development. Because the site is in a designated redevelopment area, all proposed amendments to the development standards are required to first be heard by the Development Review Board. Comments made by the Development Review Board will be forwarded to the Planning Commission and City Council.

**MR. JONES** stated he felt this is a very important project to design an entire complex and make creative use of the zoning to bring these things together in a senior environment. He further stated the way he is interpreting these drawings is to imply all of the apartments are flats and each unit is on an entire floor. Mr. Curtis stated it would be a three-story building with each individual unit on a single floor.

**MR. HEITEL** stated the thought it is a great effort in concentrating a lot of uses and he supports the mixed-use plans. He further stated the development standards need to be changed to accommodate the mixed use element so he is supportive. He inquired if the homeowners of the single-family homes to the north are comfortable with the landscape screening plan that is being shown. Mr. Curtis reported they have had numerous neighborhood meetings and they have received positive comment regarding the setback and the landscaping. He further reported staff would continue to work with the neighbors in this process.

Mr. Heitel inquired if the constraints of the site don't allow for some landscape tract along the perimeter. Mr. Curtis replied in the affirmative. He noted the one thing they are trying to achieve is enough parking for everybody so they do not have to park in the neighborhoods.

**MR. SCHMITT** inquired about the decrease of width in the landscaping on McDowell Road frontage. Mr. Curtis stated the intent was to maximize the active open space. Mr. Schmitt stated his reaction is that they are taking 5 feet of space from what might be enjoyed and have value to a lot of people driving up McDowell Road and the landscaping buffer would make this project look a little nicer. He further stated the building and parking could move 5 feet to the north along McDowell because the courtyard is very generous and there would not be any loss of function. Ms. Edgar reviewed the constraints of the site. She stated

what they are trying to accomplish in the common area they want a lot of different passive and active areas in that space.

Mr. Schmitt stated he is supportive of this plan. He further stated he hopes they are not short sighted on how this impacts what happens outside of this development with regard to how it is viewed by the public. He commented this is an important project and should generate other positive things up and down McDowell Road so if they short-change the public aspect it might impact what happens around it.

**COUNCILMAN LUKAS** stated Mr. Schmitt brings up a good point that this will set precedence for the entire corridor so they want to do something wonderful, and give serious thought to these issues.

(COUNCILMAN LUKAS OPENED PUBLIC TESTIMONY.)

**NORWOOD SISSON**, 7431 E. Portland, stated if they want to talk about setbacks they should look at the McDowell streetscape plan. He further stated the Los Arco Redevelopment Plan is planned for commercial and is not planned for residential or public buildings. He remarked A.R.S. 361471 No. 17 definition states that this area should be commercial and if they are considering anything other than commercial; they should be considering an amendment to the redevelopment plan.

**COUNCILMAN LUKAS** requested legal counsel comment regarding whether they need to amend the redevelopment plan. Ms. Bronski stated this issue has been raised and is a matter of some litigation so she would recommend they proceed as is.

**GLADYS OLSON**, 7312 E. Palm Lane, stated she thought by now the ground would have already been broken on this site. She stated she goes to the Senior Center on 2<sup>nd</sup> Street everyday and is amazed by all of the new faces that appear weekly so she knows this will be a popular project. She reported they need to have adequate parking for this facility. She further reported she felt this is a wonderful concept. She concluded she hopes they can get the project going as fast as possible.

(COUNCILMAN LUKAS CLOSED PUBLIC TESTIMONY.)

**VICE CHAIRMAN CORTEZ** commented he felt this is a reasonable request and the amendment of the standards they have on this site. He further commented the only hesitation he has is regarding the landscaping. It appears they are reducing the amount of landscaping they have with regard to the requirement on mature trees significantly. He inquired if they could consider an increase in the percentage of mature trees from 25 percent to something higher. Mr. Curtis

stated they are still looking at the types of trees the quantity and the maturity so they appreciate that comment.

**MR. SCHMITT** stated his previous comment regarding the landscaping on the public side is one thing that he would like passed on in the form of the meeting minutes. He further stated parking is also an issue. He commented on the west, north side of the property the single loaded drive aisle is inefficient, and if there is a way to squeeze in from the west or north a little bit would be a way to pick up additional parking along the perimeter.

**MR. HEITEL** stated generally he is supportive of the proposed standards and there is a lot going on in a tight sight. It is a beneficial project and there are a lot of good uses on the site. He remarked he felt the comments about the parking should be kept in the forefront of the discussion. He further remarked he felt the open space in the interior of the site was very important for all of the proposed activities.

**MR. JONES** stated he felt this was a good example of how a project should be worked out with all of the uses and activities on one site. He further stated he would agree with Mr. Schmitt about the efficiency of the parking and the concern about setting a precedent.

**MS. GALE** stated she would second the comments of the Board that have already been made.

**COUNCILMAN LUKAS** stated she is very excited to see this project move forward. She further stated she does agree with Ms. Olson that they need to get it done as quickly as possible. She commented she felt the parking is important and they are trying to put so much on this site but as they are moving forward it is creating a lot of synergy. She further commented they need to make sure that the landscaping plan and setbacks would be compatible with the McDowell Road Streetscape. She concluded she is favor of the amended standards that allow the flexibility that is needed.





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## 1.0 EXECUTIVE SUMMARY

### 1.1 GENERAL PROJECT OVERVIEW

The purpose of this report is to evaluate the traffic impacts and parking demand of the proposed Scottsdale Senior Center, to be located on the northwest corner of McDowell and Granite Reef Roads in Scottsdale, Arizona. This study will address the following:

#### *Traffic Analysis*

- Trip Generation comparison for previous and proposed sites
- Distribution and assignment of site traffic
- Driveway analysis
- Recommended roadway improvements

#### *Parking Analysis*

- Parking provided for the entire site
- Code required parking
- Parking rate for Senior Independent living
- Shared parking issues for the total project
- Evening event parking needs

### 1.2 PRINCIPAL FINDINGS AND RECOMMENDATIONS

#### 1.2.1 Traffic Analysis

The traffic analysis has found that the site will generate relatively low volumes of traffic during the peak hours. The proposed development is expected to generate 2,394 daily trips, with 192 trips occurring in the AM peak hour, and 272 trips in the PM peak hour. The proposed Senior Center development will generate nearly 50 percent fewer overall trips than were generated by the previous Smitty's shopping center site.

The location of Driveway 3 will require the modification and reconstruction of the raised median on McDowell Road. The storage needs of the westbound left-turn lane were determined to be 75 feet. This can be accomplished without impacting the eastbound storage at McDowell Road/North 82<sup>nd</sup> Drive.

Driveway 7 is recommended to not be used for the normal site access and circulation. The need for utility vehicles to access the existing alley may require preservation of a narrow drivable path for utility equipment. Removal of the existing driveway is recommended with the installation of new roll curb and gutter with sidewalk and a traversable landscape treatment to allow for utility vehicles access but to discourage other traffic.

None of the site driveways met the requirements for installation of a right-turn deceleration lane. All other driveways were found to be acceptable; no additional recommended improvements or mitigation measures are necessary to accommodate the site generated traffic.

#### 1.2.2 Parking Analysis

Results of this parking study indicate that the total parking required for the Scottsdale Senior Center, based on the City of Scottsdale parking code, is 642 spaces. Due to the operational characteristics of the



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independent living facilities, it is reasonable to assume a reduction in the parking rate for the residential units. A parking rate of 0.9 per dwelling unit was used for the residential component, which resulted in a parking demand of 537 parking spaces for the typical weekday period. Considering shared parking on the site during a typical weekday, between 7:00 AM and 6:00 PM, the shared parking demand is calculated to be 501 parking spaces, which can be accommodated by the 534 parking spaces provided on the site.

Additional analysis was performed to evaluate the parking demand for weekend evenings, when events may occur at both the Stagebrush Theater and Senior Center. The parking needs for this scenario is based on expected vehicle occupancy rates for patrons of the theater and senior center. Vehicle occupancy rates for the theater was assumed to be 2.75 persons per car, while the occupancy rate for patrons to the senior center was assumed to be 2.0 persons per car. Considering event shared parking on the site, the calculated parking demand is 514 parking spaces during the peak event. This is considered a conservative estimate because the analysis does not account for any on-site reduction in parking due to pedestrian traffic from the residential units to the theater and senior center.

Based on the results of this study, the 534 spaces that will be provided upon completion of the proposed project will accommodate peak weekday and weekend shared parking demands of the different uses on the site. As a result, it is recommended that the City of Scottsdale approve a 16.8 percent waiver between the number of parking spaces provided (534) and the spaces otherwise required (642). This waiver is less than the 20 percent limit for parking reductions as stipulated in the City of Scottsdale parking code.



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## 2.0 PROPOSED DEVELOPMENT

The proposed site is located on the northwest corner of McDowell Road and Granite Reef Road in Scottsdale, Arizona. The project location is shown in Figure 1.

The site was formerly occupied by a 100,000 square-foot Smitty's shopping center, which had three access points onto McDowell Road and three accesses onto Granite Reef Road.

### 2.1 SITE DESCRIPTION

The proposed site is a mixed-use development that consists of senior, independent living residential units, a senior center, a theater, two restaurants, and retail land uses. The proposed site plan is shown in Figure 2. The description of land uses is shown in Table 1.

Table 1 – Land Use

Description	Land Use	Size
Senior Housing	Retirement Community	230 Units
Senior Center	Recreational Community Center	37,500 SF
Restaurant	High-Turnover (Sit-Down) Restaurant	2,400 SF
Restaurant	High-Turnover (Sit-Down) Restaurant	2,100 SF
Retail	Specialty Retail	5,500 SF
Stagebrush Theater	Theater	11,000 SF

### 2.2 SITE PLAN

The senior, independent living housing is located on the west side of the site. The senior center is located in the northeast corner of the site. The theater is located on the west side of the site to the south of the senior center. The restaurants and retail land uses are located on the south side of the development.

The site plan proposes one driveway, labeled as Driveway 1, to access the development from North 82<sup>nd</sup> Place. Driveway 1 is proposed to provide full access to the development.

Three driveways are proposed to access the development from McDowell Road. They are labeled Driveways 2, 3, and 4 from west to east. Driveway 2 is an exit-only access from the gated residential parking area, which has access to McDowell Road through the Circle K parking lot. Driveway 3 is proposed to provide full access to the site at the main circular drop-off area for the senior housing complex and the main parking area for the retail and restaurant uses. Driveway 3 will be a relocation of the previous main access that served the prior Smitty's shopping center. Relocating Driveway 3 to the west will require reconstruction of the median on McDowell Road. Driveway 4 is proposed to provide right-in/right-out only access to the development and will be a shared access with the adjacent gas station.

Three driveways are proposed to access the development from Granite Reef Road. They are labeled Driveways 5, 6, and 7 from south to north. Driveways 5 and 7 are existing locations, formerly used at the Smitty's shopping center. Driveway 5 is a proposed relocation of the middle driveway, located south of the existing location to provide alignment with Coronado Street. Due to the driveway spacing and potential trip generation of the site, the northernmost driveway, Driveway 7, is recommended for utility vehicle access only and is not considered in the traffic analysis section of this report.



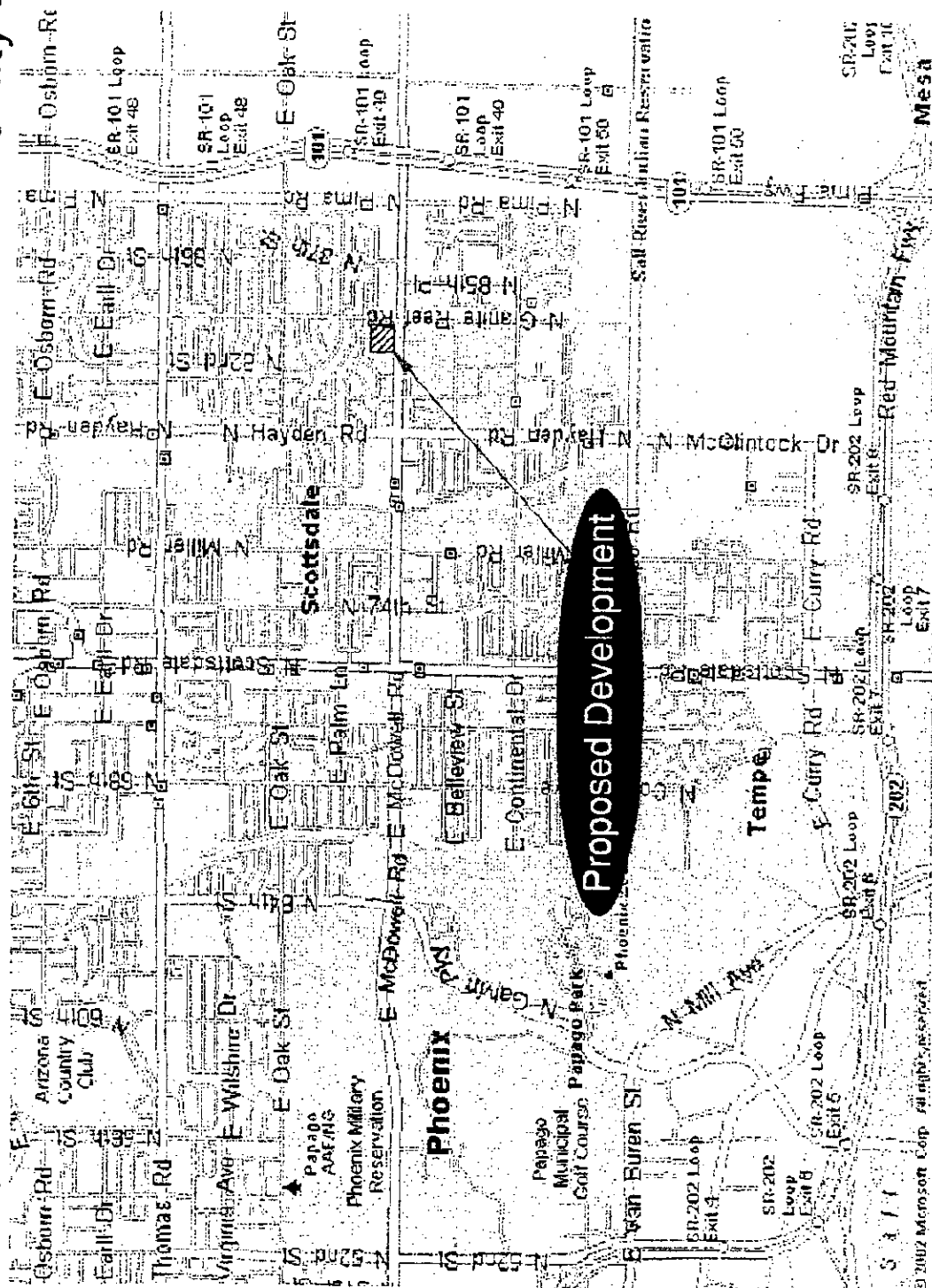
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Parking for the senior housing is available on the west and north sides of the housing complex. Parking is available on the north and east sides of the development to accommodate the senior center and theater. Parking for the retail land uses is available on the south edge of the development.



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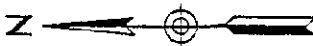
# Vicinity Map



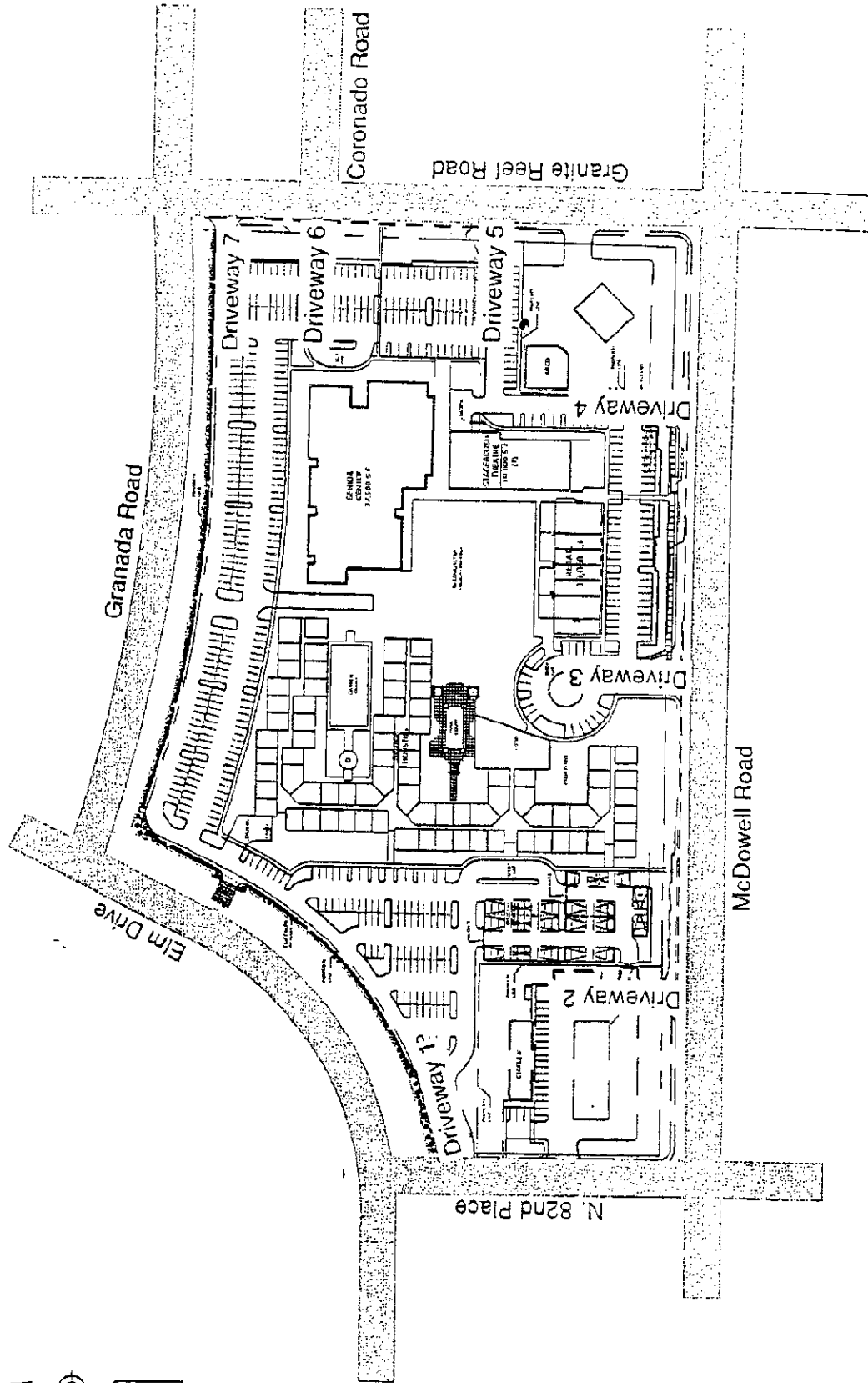
**McDowell Road and Granite Reef Road**  
Traffic Impact and Parking Analysis

Figure 1

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# Site Plan



**McDowell Road and Granite Reef Road**  
Traffic Impact and Parking Analysis

Figure 2



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### 3.0 EXISTING CONDITIONS

#### 3.1 LOCATION

The lot formerly occupied by a Smitty's shopping center is now vacant. The site currently has one access point onto North 82<sup>nd</sup> Place. There are three existing access points onto McDowell Road. The east access onto McDowell Road shares access with the Circle-K located on the northeast corner of McDowell Road and North 82<sup>nd</sup> Place. The west access onto McDowell Road shares access with the Arco gas station located on the northwest corner of McDowell Road and Granite Reef Road. There are three existing access points onto Granite Reef Road.

#### 3.2 ADJACENT LAND USES

The developments surrounding the proposed site are primarily residential. There is an Arco gas station located on northwest corner of McDowell Road and Granite Reef Road. A Circle-K is located on the northeast corner of the intersection of McDowell Road and North 82<sup>nd</sup> Place. General Dynamics Decision Systems is located on the south side of McDowell Road.

#### 3.3 ADJACENT STREETS

*McDowell Road* is a Major Arterial roadway that follows an east-west alignment with three lanes in each direction and a raised median. There is an existing median opening located at approximately 485 feet west of Granite Reef Road. There is existing curb, gutter and sidewalk on both sides of the road.

*Granite Reef Road* is a Minor Collector roadway that follows a north-south alignment with one lane in each direction with a two-way left-turn lane. Granite Reef Road extends north from McDowell Road for 1.5 miles before terminating at Osborn Road. Granite Reef Road terminates approximately three-quarters of a mile south of McDowell Road. There is existing curb, gutter, and sidewalk on both sides of the road.

*North 82<sup>nd</sup> Place* is a Minor Collector with one lane in each direction. North 82<sup>nd</sup> Place extends north from McDowell Road before terminating at Elm Drive.

The intersections of McDowell Road/Granite Reef Road and McDowell Road/North 82<sup>nd</sup> Place are currently signalized intersections.



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## 4.0 TRAFFIC ANALYSIS

### 4.1 TRIP GENERATION

The Institute of Transportation Engineers' (ITE) *Trip Generation, 6<sup>th</sup> Edition*, was used to obtain daily and peak-hour trip generation rates and inbound-outbound percentages, which were then used to estimate the number of daily and peak hour trips that can be attributed to the proposed development. The trip generation characteristics of the site are summarized in Table 2.

**Table 2 – Original Land Use (Smitty's) Trip Generation**

Land Use	ITE Code	Quantity	Units	Daily Total	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
Free-Standing Discount Superstore	813	100,000	SF	4,019	94	90	184	187	195	382

Free-Standing Discount Superstore (ITE 6th Edition)

Daily (ITE 813)

$$T = 59.492 \times (\text{1000's of SF}) - 1930.270$$

50% In

50% Out

AM Peak Hour (ITE 813)

$$T = 1.84 \times (\text{1000's of SF})$$

51% In

49% Out

PM Peak Hour (ITE 813)

$$T = 3.82 \times (\text{1000's of SF})$$

49% In

51% Out

Under the original land use the development could be expected to generate 4,019 daily trips, with 184 trips occurring in the AM peak hour, and 382 trips occurring in the PM peak hour.

The trip generation for the proposed site plan is summarized in Table 3.

**Table 3 – Proposed Land Use Project Trips Generation**

Land Use	ITE Code	Quantity	Units	Daily Total	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
Retirement Community	250	230	DU	575	18	21	39	35	27	62
Recreational Community Center	495	37,500	SF	858	33	17	50	22	44	66
High-Turnover (Sit-Down) Restaurant	832	2,400	SF	313	12	11	23	16	11	27
High-Turnover (Sit-Down) Restaurant	832	2,100	SF	274	10	10	20	14	9	23
Specialty Retail	814	5,500	SF	224	17	18	35	6	8	14
Theater	-	207	seats	150	15	10	25	50	30	80
<b>Total</b>				<b>2,394</b>	<b>105</b>	<b>87</b>	<b>192</b>	<b>143</b>	<b>129</b>	<b>272</b>

Retirement Community (ITE 6th Edition)

Daily (Estimated)

$$T = 2.5 \times (\text{Number of Dwelling Units})$$

50% In

50% Out

AM Peak Hour (ITE 250)

$$T = 0.17 \times (\text{Number of Dwelling Units})$$

49% In

51% Out

PM Peak Hour (ITE 250)

$$T = 0.27 \times (\text{Number of Dwelling Units})$$

56% In

44% Out

Recreational Community Center (ITE 6th Edition)

Daily (ITE 495)

$$T = 22.88 \times (\text{1000's of SF})$$

50% In

50% Out

AM Peak Hour (ITE 495)

$$T = 1.32 \times (\text{1000's of SF})$$

66% In

34% Out

PM Peak Hour (ITE 495)

$$T = 1.75 \times (\text{1000's of SF})$$

34% In

66% Out

High-Turnover (Sit-Down) Restaurant (ITE 6th Edition)

Daily (ITE 832)

$$T = 130.34 \times (\text{1000's of SF})$$

50% In

50% Out

AM Peak Hour (ITE 832)

$$T = 9.27 \times (\text{1000's of SF})$$

52% In

48% Out

PM Peak Hour (ITE 832)

$$T = 10.86 \times (\text{1000's of SF})$$

60% In

40% Out

Specialty Retail Center (ITE 6th Edition)

Daily (ITE 814)

$$T = 40.67 \times (\text{1000's of SF})$$

50% In

50% Out

AM Peak Hour (ITE 814)\*

$$T = 6.41 \times (\text{1000's of SF})$$

48% In

52% Out

PM Peak Hour (ITE 814)

$$T = 2.59 \times (\text{1000's of SF})$$

43% In

57% Out

\* AM Peak Hour of Generator



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Trip generation rates for the proposed theater site were developed based on information available on the schedule of performances and overall use of the facility. It is assumed that there are relatively few employees that are on the site at all times, which are assumed to generate no more than 25 trips in the AM peak hour. During the afternoons and evenings on typical weekdays, it is assumed that there will be practices and rehearsals for the upcoming performances. It is estimated that there are up to 40-50 people involved in each performance that would potentially participate in the practices sessions. During the PM peak hour it is assumed that the theater would generate approximately 80 trips. On a daily basis, it is estimated that the theater would generate approximately 150 trips during normal, non-event weekdays.

The proposed development is expected to generate 2,394 daily trips, with 192 trips occurring in the AM peak hour, and 272 trips in the PM peak hour. According to these calculations, the proposed development will generate less than 50 percent of the overall trips generated by the previous site.

## 4.2 TRIP DISTRIBUTION AND ASSIGNMENT

### 4.2.1 Trip Distribution

Daily trips were distributed based on the Maricopa Association of Governments' (MAG) estimate of total employment and population within a five-mile radius of the site and distributed over the cardinal directions. This radius is based on the average trip length to commercial and employment land uses discussed in the *NPTS Urban Travel Patterns* report (December 1999). The distribution of total population is shown in Table 4. The distribution of employment opportunities is shown in Table 5.

Table 4 – Trip Distribution – Total Population

Percent to and from	2000	2005	2010	2015	2020
North	22 %	21 %	21 %	20 %	20 %
East	14 %	14 %	14 %	14 %	14 %
South	37 %	38 %	39 %	39 %	39 %
West	27 %	27 %	27 %	27 %	27 %

Table 5 – Trip Distribution – Total Employment

Percent to and from	2000	2005	2010	2015	2020
North	22 %	22 %	22 %	21 %	21 %
East	7 %	7 %	7 %	7 %	7 %
South	41 %	41 %	41 %	41 %	41 %
West	29 %	30 %	30 %	30 %	30 %

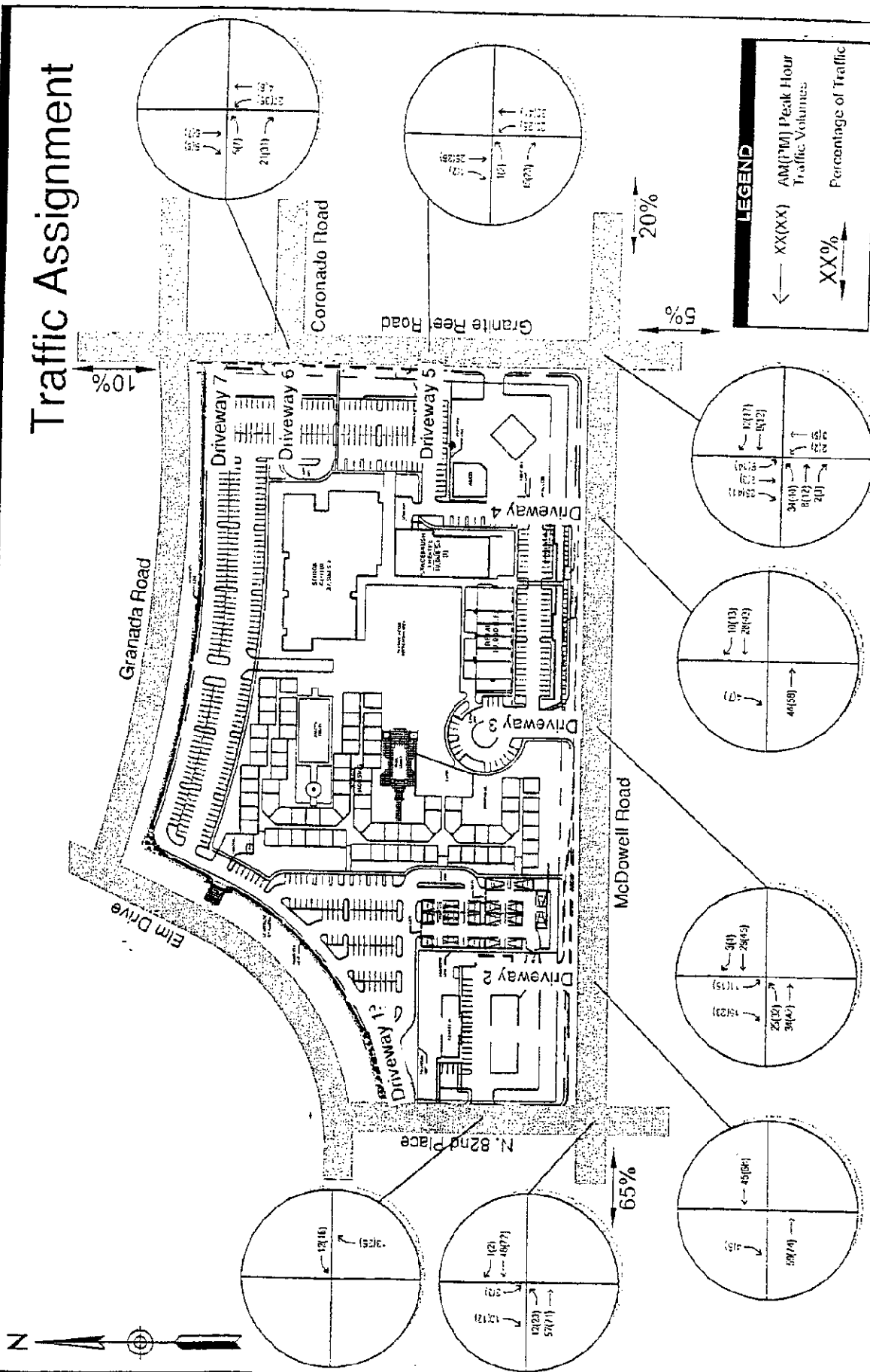
This distribution was further refined by considering the future roadway network near the site. The distribution percentages used for the traffic analysis are presented in Figure 3.

### 4.2.2 Traffic Assignment

Trips were assigned to the roadway network on the basis of the trip distribution and the likely travel patterns to and from the site. Figure 3 shows the results of the traffic assignment.



# Traffic Assignment



**McDowell Road and Granite Reef Road**  
Traffic Impact and Parking Analysis

Figure 3



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### 4.3 DRIVEWAY ANALYSIS

According to the City of Scottsdale *Design Standards and Policies*, full median openings should occur at not less than one-quarter mile intervals on Major Arterial streets. There is an existing median opening located approximately 485 feet west of the intersection of McDowell Road/Granite Reef Road. This median opening previously served the main entrance to the Smitty's shopping center. With development of the proposed site, it is proposed that the main entrance at Driveway 3 is relocated approximately 80 feet to the west. This will require reconstruction of the median on McDowell Road. The proposed relocation of the median opening will place the opening 565 feet west of the intersection of McDowell Road/Granite Reef Road, and 635 feet east of the intersection of McDowell Road/82<sup>nd</sup> Place. The proposed relocation of the existing median opening will provide more equal distance between the opening and the intersections of McDowell Road/Granite Reef Road and McDowell Road/82<sup>nd</sup> Drive.

Driveway 1 is an existing driveway located on 82<sup>nd</sup> Drive approximately 365 feet north of McDowell Road.

The City of Scottsdale recommends that driveways accessing Major Arterial roadways should be spaced 660 feet apart. Driveway 3 is located approximately 635 feet east of the intersection of McDowell Road/82<sup>nd</sup> Street, and approximately 565 feet west of the intersection of McDowell Road/Granite Reef Road. This does not meet the recommended criteria for driveway spacing along Major Arterial roadways; however, the proposed location of Driveway 3 provides more equalized spacing between the driveways and the signalized intersections to the east and west. Driveway 2 is an existing right-in/right-out only driveway located approximately 435 feet west of Driveway 3. Driveway 4 is an existing right-in/right-out only driveway located approximately 345 feet east of Driveway 3. These driveways do not meet the criteria for driveway spacing; however, they are limited to right-in/right-out movements only and are not expected to conflict with Driveway 3.

Along Granite Reef Road, Driveway 5 is an existing driveway located approximately 245 feet north of McDowell Road. Driveway 6 is located approximately 470 feet north of McDowell Road, and will align with Coronado Road. The spacing between Driveways 5 and 6 is 235 feet. The City of Scottsdale recommends that driveways accessing Minor Collector roadways provide a minimum spacing of 165 feet; therefore, the spacing between Driveways 5 and 6 meets the criteria for driveway spacing.

The proposed location of Driveway 7 is approximately 120 feet north of Driveway 6. This spacing does not meet the City's criteria. The traffic generated by the proposed site is expected to be relatively low and three driveways are not required along Granite Reef to serve the site; therefore, it is recommended that Driveway 7 be limited to utility vehicle access to the alley.



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#### 4.4 LEFT-TURN LANES

The site driveways were analyzed to determine the left-turn storage needed to accommodate the expected traffic volumes at buildout of the site. The left-turn storage lengths were determined for the left-turn movements into the proposed development. The recommended storage lengths, shown in Table 6, are based on traffic volumes shown in Figure 3.

Table 6 – Left-Turn Storage

Intersection and Approach	Existing	Recommended
<i>McDowell Road and Driveway 3</i>		
- Eastbound Approach	145 - feet	75 - feet
<i>Granite Reef Road and Driveway 5</i>		
- Northbound Approach	TWLTL	75 - feet
<i>Granite Reef Road and Driveway 6</i>		
- Northbound Approach	TWLTL	75 - feet

The left-turn storage bay currently provided on McDowell Road will require modification to serve the proposed location of Driveway 3. The median opening will need to be moved approximately 80 feet west of its current location. This will also require some reconstruction of the median to provide the necessary storage length to serve the proposed site. The existing median can be reconstructed without impact on the eastbound left-turn bay at McDowell Road/North 82<sup>nd</sup> Drive.

The two-way left-turn lane on Granite Reef Road will sufficiently accommodate the northbound left-turn volumes associated with the proposed development at Driveways 5 and 6.

#### 4.5 RIGHT TURN LANES

Right-turn lanes are often recommended on roadways where right-turning vehicles create delays or safety problems for other traffic movements. The need for a right-turn lane at a site driveway depends on the speed of traffic on the road, the volume of traffic turning right, and the through traffic volume in the same lane as the right-turning traffic. The City of Scottsdale recommends a right-turn deceleration lane when all of the following apply:

- At least 5,000 vehicles per day are using or are expected to be using the street;
- The 85<sup>th</sup> percentile traffic speed on the street is at least 35 mph, or 45 mile per hour for a two lane (one lane each direction) roadway; and
- At least 30 vehicles will be making right turns into the driveway during a one hour period.

Review of traffic shown in previously referenced Figure 3 reveals that none of the site driveways meet all the criteria for the installation of a right-turn deceleration lane. As a result, right-turn deceleration lanes are not recommended at any of the site driveways.

#### 4.6 RECOMMENDATIONS

The traffic analysis has found that the site will generate relatively low volumes of traffic during the peak hours.

The location of Driveway 3 will require the modification and reconstruction of the raised median on McDowell Road. The storage needs of the westbound left-turn lane were determined to be 75 feet. This can be accomplished without impacting the eastbound storage at McDowell Road/North 82<sup>nd</sup> Drive.





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Driveway 7 is recommended for restriction to utility vehicles only because the traffic needs of the site can be accommodated between Driveways 1-6.

None of the site driveways met the requirements for installation of a right-turn deceleration lane. All other driveways were found to be acceptable; no additional recommended improvements or mitigation measures are necessary to accommodate the site generated traffic.





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## 5.0 PARKING ANALYSIS

### 5.1 PARKING PROVIDED

As seen in the site plan in Figure 2 surface parking will be distributed around the perimeter of the site. Some covered parking will be available for the residents of the senior housing complex; it will be available in the southwestern portion of the site. According to the proposed site plan, a total of 534 spaces will be provided.

### 5.2 PARKING CODE

The City of Scottsdale has a Basic Zoning Ordinance that stipulates the number of parking spaces required for various types of development within the city. These parking requirements are outlined in Article IX - Parking and Loading Requirements of Appendix B of the Basic Zoning Ordinance. Table 9.2 of this ordinance lists the Schedule of Parking Requirements for different types of developments. Specific requirements applicable to the proposed development are summarized in Table 7.

Table 7 – Parking Code Requirements

Description	Parking Rate
Multi-family Residential In other districts	Parking spaces per dwelling unit Efficiency units 1.25 One-bedroom 1.3 Two-bedrooms 1.7 Three or more bedrooms 1.9
Restaurants In other districts	Restaurant area. One (1) parking space for each fifty (50) square feet of public floor area.  Bar area. One (1) space for each thirty-five (35) square feet indoor public floor area.  Outdoor areas. One (1) space for each two hundred (200) square feet of outdoor public floor area, excluding the first two hundred (200) of outdoor public floor area.
Freestanding stores In other districts	One (1) parking space per two hundred fifty (250) square feet gross floor area.
Theaters, cinemas, auditoriums, gymnasiums and similar places of public assembly In other districts	One (1) parking space per four (4) seats. The total requirement may be reduced by one (1) parking space for every four (4) guest rooms contained in an attached hotel.
Community or recreation buildings	One (1) parking space for each two hundred (200) square feet of floor area.



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### 5.3 CALCULATION OF REQUIRED PARKING

City of Scottsdale parking requirements as contained in Appendix B of the Basic Zoning Ordinance (hereafter referred to as the City of Scottsdale parking code) were applied to the building areas shown in Figure 2 to determine the total number of parking spaces required to serve the proposed development. Results are summarized in Table 8.

Per City of Scottsdale requirements, the required parking for the two restaurants on the site was determined using public floor area as opposed to gross floor area. Public floor area does not include the kitchen or other similar areas. To determine the required parking for the restaurants, 60 percent of the total floor area was considered to be public floor area.

Table 8 - Required Parking

USE	Sq Ft/DU	No of Seats	Parking Ratio	Parking Required Per Use
<b>Residential</b>				
Senior Apartments	33	2 br	1.7	= 56
	197	1 br	1.3	= 256
<b>Total:</b>	<b>230</b>			<b>= 312</b>
<b>Retail</b>				
Retail Area:	5,500	/	250	= 22
<b>Restaurant (without bar)- Public Floor Area *</b>				
Restaurant:	2,400			
Adjusted:	1,440	/	50	= 29
Patio	1,600			
Adjusted:	1,400	/	200	= 7
<b>Restaurant (without bar)- Public Floor Area *</b>				
Restaurant:	2,100			
Adjusted:	1,260	/	50	= 25
Patio	1,600			
Adjusted:	1,400	/	200	= 7
<b>Total:</b>	<b>7,700</b>			<b>= 68</b>
<b>Theater</b>				
# of Seats	207	/	4	= 52
<b>Senior Center</b>				
Area:	37,500	/	200	= 188
<b>Parking Required</b>				<b>= 642 spaces</b>

\* Public Floor Area is assumed to be 60 percent of the total floor area

As shown in Table 8, a total of 642 parking spaces are required to accommodate all of the land uses. According to the proposed site plan a total of 534 parking spaces will be provided on the site. Total required parking therefore exceeds the number of spaces that will be provided.

Due to the nature of the development, it is reasonable to assume lower parking rates would apply for the residential housing component and there are opportunities to share parking between the various uses within the development in order to accommodate anticipated parking demand.



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## 5.4 REVISED ANALYSIS

The senior housing development will be an age-restricted residential complex that will provide numerous on-site amenities designed to allow seniors to live independently. Twice a week, transportation service is planned for residents for access to grocery shopping. Breakfast and dinner will be served daily at the Senior Housing dining room. Lunch will be served daily at the Senior Center. A beauty shop is planned on-site. The residents of the senior housing complex are expected to have a lower vehicle ownership and utilization due to the transportation service and on-site amenities provided. It is unlikely that there will be many units with more than one vehicle and many units that may not own a vehicle.

Information collected at similar senior housing development found that the actual parking needs of the development were in the range of 0.5 to 0.73 parking spaces per dwelling unit. For this analysis, a conservative assumption was used that allowed 0.9 parking spaces per unit. This is lower than the code required parking of 1.7 spaces for two-bedroom units and 1.3 parking spaces for one-bedroom units.

The reduced parking rate for the senior housing units reduces the overall parking needs from 312 spaces to 207 spaces. With this assumption, the overall parking demand for the site would be 537 parking spaces, as shown in Table 9.

Table 9 - Revised Parking Calculations

USE	Sq Ft./DU/ No of Seats		Parking Ratio		Parking Required Per Use
<b>Residential</b>					
Senior Apartments	33	2 br	0.9	=	30
	197	1 br	0.9	=	177
<b>Total:</b>	<b>230</b>			=	<b>207</b>
<b>Retail</b>					
Retail Area:	5,500	/	250	=	22
<b>Restaurant (without bar)- Public Floor Area *</b>					
Restaurant:	2,400				
Adjusted:	1,440	/	50	=	29
Patio	1,600				
Adjusted:	1,400	/	200	=	7
<b>Restaurant (without bar)- Public Floor Area *</b>					
Restaurant:	2,100				
Adjusted:	1,260	/	50	=	25
Patio	1,600				
Adjusted:	1,400	/	200	=	7
<b>Total:</b>	<b>7,700</b>				<b>68</b>
<b>Theater</b>					
# of Seats	207	/	4	=	52
<b>Senior Center</b>					
Area:	37,500	/	200	=	188
<b>Modified Parking Requirement</b>					<b>= 537 spaces</b>



## 5.5 SHARED PARKING ANALYSIS

Due to the land uses proposed on the site, there is also an opportunity for shared parking on the site. The shared parking evaluation for the proposed site considers hourly variation of parking demand for the different land uses on the site during a typical weekday. As noted in the city parking code, "strict application of the required parking standards or ratios may result in the provision of parking facilities of excessive size or numbers of parking spaces." In mixed-use developments, consideration of shared parking opportunities allows for more effective design and efficient use of on-site parking facilities.

An evaluation of weekday shared parking opportunities within the proposed development was prepared based on variations in parking demand by time of day for the different uses within the site. Variations in parking demand for three primary time-periods throughout the day for the land uses on the site (retail, residential, restaurant, and theater) were obtained from Table 9.3. Schedule of Shared Parking Calculations, as contained in the Scottsdale Revised Code. These time period variations in demand allow a parking space to be occupied by patrons of more than one of the land uses over the course of the day.

The variations of parking demand at the Senior Center are based upon the schedule of activities that will be provided at the site throughout a typical weekday. Based on information provided by the Senior Center staff, morning activities will begin at 8:00 AM or 9:00 AM and it is assumed that some staff and visitors will arrive by 7:00 AM; therefore, the Midnight to 7:00 AM period is estimated to need no more than 20 percent of the parking demand. The peak demand for the Senior Center is expected to occur during lunch hour, which is reflected in the assumption of full parking needs between 7:00 AM and 6:00 PM period. There are only a few activities that occur after 6:00 PM on typical weekdays that are sponsored by the Senior Center and, based on discussions with the staff, the center will rent meeting rooms for other groups, such as local home owners associations on weekday evenings. To account for these activities, an assumption of 75 percent of the parking demand was used for the analysis.

Shared parking calculations are summarized in Table 10.



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Table 10 - Weekday Shared Parking Analysis

Weekdays						
Midnight - 7AM						
Residential:	100%	X	207	=		207.00
Retail:	0%	X	22	=		0.00
Restaurant:	50%	X	68	=		34.00
Theater:	0%	X	52	=		0.00
Senior Center:	20%	X	188	=		37.50
<b>Total Demand:</b>				=		<b>279.00</b>
Weekdays						
7AM - 6PM						
Residential:	100.00%	X	207	=		207.00
Retail:	100.00%	X	22	=		22.00
Restaurant:	70.00%	X	68	=		47.60
Theater:	70.00%	X	52	=		36.40
Senior Center:	100.00%	X	188	=		188.00
<b>Total Demand:</b>				=		<b>501.00</b>
Weekdays						
6PM - Midnight						
Residential:	100.00%	X	207	=		207.00
Retail:	80.00%	X	22	=		17.60
Restaurant:	100.00%	X	68	=		68.00
Theater:	100.00%	X	52	=		52.00
Senior Center:	75.00%	X	188	=		141.00
<b>Total Demand:</b>				=		<b>486.00</b>
<b>Total Demand Per Shared Parking:</b>				=		<b>501</b>
<b>Total Parking Provided:</b>				=		<b>534</b>
<b>Difference:</b>				=		<b>-33</b>

As shown in the previous table, an analysis of shared parking opportunities shows that the maximum parking demand for the site as a whole is expected to occur between 7:00 AM and 6:00 PM on a typical weekday. During this period, the Senior Center parking is expected to be at 100 percent of its peak demand. This assumption is based on the schedule of activities that will be provided at the center, as provided by the senior center staff. Per the City code, the restaurants and theater are expected to use only 70 percent of peak demand and the residential and retail uses will be at 100 percent of peak demand. A total of 501 parking spaces will be required to meet this peak demand. The parking supply shown on the proposed site plan (534 spaces) will satisfy this maximum shared parking demand (501 spaces) of the development.

It should be noted that the shared parking analysis allows for 36 parking spaces to be shared during the weekday daytime period. These parking spaces are shared between the restaurant and theater land uses. The residential, retail, and senior center parking needs are not reduced for the shared parking analysis. Consideration may be taken to designate the residential parking areas to discourage patrons of the other uses on the site from parking in the residential parking spaces.



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## **5.6 WEEKEND GROUP EVENT PARKING NEEDS**

There are limited times during the week when the parking demand is expected to peak, which is not accurately represented in the code parking requirements. These times usually occur on weekend evenings.

### **5.6.1 Senior Center**

The Senior Center often holds large group events, such as evening ballroom dances, on Saturday nights. During these events, the Senior Center will host the dances in the main multi-purpose room. Most other offices, small meetings rooms, fitness center, and game rooms will not be open for use. Because the theater does not typically schedule performances during weekday afternoons, the Saturday evening activities are expected to generate the highest potential parking demand for the site. The Senior Center anticipates the maximum attendance at the evening dance to be 300 people. For the shared parking analysis, a typical vehicle occupancy rate of two persons per car was assumed. This is based on data supplied by the existing Senior Center site.

Staff at the existing Senior Center conducted parking counts during an event evening. On the night of the traffic counts, staff found that there were 120 vehicles in the parking area and while there were 240 people at attendance at the center. This is equivalent to a vehicle occupancy rate of two persons per vehicle.

Using a vehicle occupancy rate of two persons per vehicle and a maximum attendance at the Senior Center of 300 people, the event parking need would be 150 spaces.

### **5.6.2 Theater**

Productions at the theater alternate between the Scottsdale Community Players and the Greasepaint Youth theater groups. The Scottsdale Community Players will perform their shows for a period of three weeks on Thursday, Friday, and Saturday evenings. These performances typically begin at 7:30 PM or 8:00 PM. The Greasepaint Youth Theater group will perform their shows also for a period of three weeks on Friday and Saturday evenings, typically at 7:00 PM or 7:30 PM. There is usually a two week hiatus between shows.

The Stagebrush Theater is required by code to only provide one parking space for every four seats. With 207 seats in the theater, the parking needs per the City code is only 52 parking spaces. This may underestimate the parking needs of the theater, especially for an evening production. For the shared parking analysis, a typical vehicle occupancy rate of 2.75 persons per car was assumed as a more reasonable ratio of parking needs for the theater patrons. Using this parking rate, the parking demand for the theater is 75 spaces. This represents a parking demand which is 44 percent higher than the parking code requires.

### **5.6.3 Weekend Shared Parking Analysis**

Based on schedules, there are occasions when the Senior Center and the theater will hold events on the same weekend evenings. This would represent the peak parking demand for the proposed site on weekends. To evaluate this situation, the parking demands for the Senior Center and Theater were based on the expected vehicle occupancy rates. No shared parking is allowed with the residential parking and other uses on the site. The retail and restaurant uses were based on the code parking rates.





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The shared parking analysis assumes that the full parking needs at all land uses are needed, except for the retail uses. On weekend evenings the retail use is estimated to require 60 percent of its maximum parking demand, per the City's Shared Parking Calculations.

The peak parking demand for the site for the evening events is 514 parking spaces, which can be accommodated by the 534 parking spaces provided. The weekend event shared parking analysis is summarized in Table 11.

**Table 11 – Weekend Event Shared Parking Analysis**

<b>Weekends</b>						
<b>Midnight - 7AM</b>						
Residential:	100.00%	X	207	=		207.00
Retail:	0.00%	X	22	=		0.00
Restaurant:	45.00%	X	68	=		30.60
Theater:	5.00%	X	75	=		3.75
Senior Center:	20.00%	X	150	=		30.00
<b>Total Demand:</b>				=		<b>272.00</b>
<b>Weekends</b>						
<b>7AM - 6PM</b>						
Residential:	100.00%	X	207	=		207.00
Retail:	100.00%	X	22	=		22.00
Restaurant:	70.00%	X	68	=		47.60
Theater:	70.00%	X	75	=		52.50
Senior Center:	50.00%	X	150	=		75.00
<b>Total Demand:</b>				=		<b>405.00</b>
<b>Weekends</b>						
<b>6 PM - Midnight</b>						
Residential:	100.00%	X	207	=		207.00
Retail:	60.00%	X	22	=		13.20
Restaurant:	100.00%	X	68	=		68.00
Theater:	100.00%	X	75	=		75.00
Senior Center:	100.00%	X	150	=		150.00
<b>Total Demand:</b>				=		<b>514.00</b>
<b>Total Event Demand Per Shared Parking:</b>				=		<b>514</b>
<b>Total Parking Provided:</b>				=		<b>534</b>
<b>Difference:</b>				=		<b>-20</b>

As shown in the previous table, an analysis of shared parking opportunities shows that the maximum parking demand for the site as a whole is expected to occur between 6:00 PM and Midnight during a weekend event. During this period, the Senior Center and the Theater parking is expected to be at 100 percent of its peak demand. Per the City code, the residential and restaurants are expected to be at 100 percent of their demands, while the retail use only 60 percent of its peak demand. A total of 514 parking spaces will be required to meet this weekend peak demand. The parking supply shown on the proposed site plan (534 spaces) will satisfy this maximum weekend event shared parking demand (514 spaces) of the development.



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## 5.7 ADDITIONAL OPPORTUNITIES FOR REDUCTION

The parking analyses performed in this report are considered to be conservative assumptions of the parking demand for the entire site. There are many additional opportunities within the site that may further reduce the parking demand of the overall site; however, no reductions have been taken in this analysis to represent this.

No reductions for on-site interaction between the various land uses have been taken. It is very likely that residents in the senior housing complex will participate in activities at the Senior Center, attend theater performances, eat at the restaurants and shop at the on-site retail establishments. All of these uses are within easy walking distance of the senior housing complex, but no reduction in parking was taken into account for this potential pedestrian interaction.

Similarly, there may be patrons to the Senior Center or theater which will also dine at one of the restaurants on site. The on-site interaction potential between these uses was also not used to further reduce the peak parking demand.

The peak event parking demand assumes full occupancy of the Senior Center and the Theater, simultaneously. It is probably unrealistic to expect that all shows at the theater will be sold-out performances. Of the 45 weekend performances, it is expected that only 20 percent will be sold-out performances. It is also reasonable to assume that the maximum attendance will not occur at every evening ballroom dance at the Senior Center. When less than full occupancy occurs at either or both of these venues, there will be a surplus of parking on the site.

If the theater and/or Senior Center anticipate having events larger than those assumed in this analysis, alternative parking arrangements may need to be made such as providing shuttle service from an alternative public parking area.



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## 6.0 CONCLUSIONS AND RECOMMENDATIONS

### 6.1.1 Traffic Analysis

The traffic analysis has found that the site will generate relatively low volumes of traffic during the peak hours. The proposed development is expected to generate 2,394 daily trips, with 192 trips occurring in the AM peak hour, and 272 trips in the PM peak hour. The proposed Senior Center development will generate nearly 50 percent fewer overall trips than were generated by the previous Smitty's shopping center site.

The location of Driveway 3 will require the modification and reconstruction of the raised median on McDowell Road. The storage needs of the westbound left-turn lane were determined to be 75 feet. This can be accomplished without impacting the eastbound storage at McDowell Road/North 82<sup>nd</sup> Drive.

Driveway 7 is recommended to not be used for the normal site access and circulation. The need for utility vehicles to access the existing alley may require preservation of a narrow drivable path for utility equipment. Removal of the existing driveway is recommended with the installation of new roll curb and gutter with sidewalk and a traversable landscape treatment to allow for utility vehicles access but to discourage other traffic.

None of the site driveways met the requirements for installation of a right-turn deceleration lane. All other driveways were found to be acceptable; no additional recommended improvements or mitigation measures are necessary to accommodate the site generated traffic.

### 6.1.2 Parking Analysis

Results of this parking study indicate that the total parking required for the Scottsdale Senior Center, based on the City of Scottsdale parking code, is 642 spaces. Due to the operational characteristics of the independent living facilities, it is reasonable to assume a reduction in the parking rate for the residential units. A parking rate of 0.9 per dwelling unit was used for the residential component, which resulted in a parking demand of 537 parking spaces for the typical weekday period. Considering shared parking on the site during a typical weekday, between 7:00 AM and 6:00 PM, the shared parking demand is calculated to be 501 parking spaces, which can be accommodated by the 534 parking spaces provided on the site.

Additional analysis was performed to evaluate the parking demand for weekend evenings, when events may occur at both the Stagebrush Theater and Senior Center. The parking needs for this scenario is based on expected vehicle occupancy rates for patrons of the theater and senior center. Vehicle occupancy rates for the theater was assumed to be 2.75 persons per car, while the occupancy rate for patrons to the senior center was assumed to be 2.0 persons per car. Considering event shared parking on the site, the calculated parking demand is 514 parking spaces during the peak event. This is considered a conservative estimate because the analysis does not account for any on-site reduction in parking due to pedestrian traffic from the residential units to the theater and senior center.

Based on the results of this study, the 534 spaces that will be provided upon completion of the proposed project will accommodate peak weekday and weekend shared parking demands of the different uses on the site. As a result, it is recommended that the City of Scottsdale approve a 16.8 percent waiver between the number of parking spaces provided (534) and the spaces otherwise required (642). This waiver is less than the 20 percent limit for parking reductions as stipulated in the City of Scottsdale parking code.



**Citizen Review Plan: McDowell Village (Former Smitty's)**

- 1. Which residents, property owners, homeowners associations, interested parties, political jurisdictions and public agencies may be affected by the application:**

Adjacent property owners, neighboring property owners (within 750'), adjacent businesses, the development community, realtors who deal with property in the Los Arcos area, and residential areas adjacent to the former Smitty's site.

- 2. How those potentially affected by an application will be notified that an application has been made:**

- Letter to all adjacent neighbors
- Postcard notice to all property owners within 750' of the project site
- E-mail distribution to Development Community contacts and Smitty's contact list (from previous input meetings)
- Community Input Meetings on Tuesday, June 10 and Saturday, June 14
- Fact sheet on city website, and at Citizen Service Centers
- Weekly Media updates and City's Electronic Newsletter – City Update
- Media briefings

- 3. How those potentially affected by an application will be informed of the substance of the proposed application:**

- Letter to adjacent neighbors
- Postcard notice to all property owners within 750' feet of the project site
- Fact sheet on city website, and Citizen Service Centers
- Media update and City Update
- Community Development & Smitty's Contacts E-mail list
- E-mail notice to key stakeholders

- 4. How those potentially affected by an application will be given an opportunity to discuss the application with the applicant and express their issues or concerns prior to the first public meeting:**

- Meetings with adjacent neighbors, one on one or in small groups
- Open House meetings on Tuesday, June 10 and Saturday, June 14 – citizen input/review; viewing of site plans and floor plans; staff on-hand to respond to specific questions/comments
- E-mail or phone to project coordinator (Laurel Edgar)

- 5. The applicants schedule for completing the citizen review process:**

**Citizen Review Plan  
McDowell Village  
Page 2**

- May – Letter to adjacent neighbors (38) to set up individual meetings
- May/June – Meetings with adjacent neighbors who responded to letter
- June – Media updates; city update; postcard notice to all property owners within 750 feet of the project site; e-mail distribution to development community and Smitty's contacts
- June – Site posting
- June – Newspaper articles
- June 10 & 14 – Community Input Open Houses
- June – Submit zoning application
- July/August 2003 – Planning staff review of application
- August 2003 – Development Review Board/Planning Commission hearings
- September 2003 – City Council public hearing

6. **The method(s) by which the applicant will keep the City staff informed on the status of the citizen participation efforts.**  
Not applicable, city initiated project.



Economic Vitality

7447 E. Indian School Rd., Suite 200  
Scottsdale, AZ 85251

PHONE 480-312-7989  
FAX 480-312-2672  
WEB [www.ci.scottsdale.az.us/economic](http://www.ci.scottsdale.az.us/economic)

May 21, 2003

Dear Neighbor,

The City of Scottsdale and the RED Group LLC are in the process of creating a preliminary site plan as a part of a re-zoning application for the property located at the northwest corner of Granite Reef and McDowell Roads, the former Smitty's property. We would like to meet with you, show you the preliminary site plan and hear what you think.

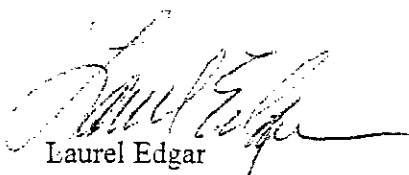
The site will include a city-run senior center, a new site for the Stagebrush Theater, an independent living senior apartment community built by RED Group LLC., and neighborhood retail space built by Southwest Retail.

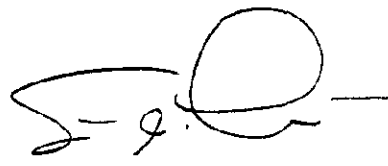
We would like to meet with all the property owners who border or face the site. We have set up a number of times in which city staff and the developer will be able to meet with you. In order to address your particular concerns, we will meet in small groups, starting on the hour during the following times:

Friday, May 30<sup>th</sup> from 3 – 6 p.m.  
Saturday, May 31 from 8 a.m. – noon  
Wednesday, June 4<sup>th</sup> from 5 – 8 p.m.

Please select the date and time that will best accommodate your schedule and make a reservation with Kathy Montalvo with the City of Scottsdale by Thursday, May 29<sup>th</sup>. Kathy can be reached at (480) 312-7989 from 8:30 a.m. to 5 p.m., Monday thru Friday. All meetings will be held in room 23 at Hohokam Elementary School, 8451 E. Oak Street.

Thank you in advance for taking the time to meet with us. Your input is an important part of this process. Together we will create a site that neighbors and the community will be proud of.

  
Laurel Edgar  
Revitalization Manager  
Economic Vitality

  
Scott Laten  
Vice President  
RED Group, LLC





## In Person Meetings with Adjacent Property Owners

### May 13, 2003 at One Civic Center

Jerry Lyndes	Conoco-Phillips-CircleK	10:00a.m.
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### May 30, 2003 at Hohokam Elementary School

Patrick Okamura	General Dynamics	3:00 p.m.
Opal & Kirk Adams	Resident	3:00 p.m.
Nancy Brandon	Resident	4:00 p.m.
Carolyn & Ivan Cook	Resident	4:00 p.m.
Efren Vargas	Resident	5:00 p.m.

### May 31, 2003 at Hohokam Elementary School

Norma & Kenneth Streit	Resident	8:00 a.m.
Shirley & Guy Huckins	Resident	8:00 a.m.
Louann & Richard Bowlby	Resident	10:00 a.m.

### June 14, 2003

Amy Fanner	Resident	11:30 a.m.
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Follow-up on Friday June 20, 2003 with husband Chris. 10:30-12:00  
 Follow-up on Thursday, June 19<sup>th</sup> at home on Granada

NOTE: See attached spreadsheet for adjacent neighbor data

### **Open House Meetings**

1) Friday, May 30, 2003

Patrick Okamura	General Dynamics	3:00 p.m.
Opal & Kirk Adams	Resident	3:00 p.m.
Nancy Brandon	Resident	4:00 p.m.
Carolyn & Ivan Cook	Resident	4:00p.m.
Efren Vargas	Resident	5:00 p.m.

Saturday, May 31, 2003

Norma & Kenneth Streit	Resident	8:00 a.m.
Shirley & Guy Huckins	Resident	8:00 a.m.
Louann & Richard Bowlby	Resident	10:00 a.m.

2) Tuesday, June 10, 2003, 5:30-7 p.m.

Hohokam Elementary School Cafeteria  
8451 E. Oak Street  
Scottsdale, AZ

3) Saturday, June 14, 2003, 10 –11:30 a.m.

Hohokam Elementary School Cafeteria  
8451 E. Oak Street  
Scottsdale, AZ

## **GRANITE REEF AND McDOWELL DEVELOPMENT PROGRAM AND ELEMENTS**

### **OVERVIEW**

The City of Scottsdale, RED Group, LLC and Southwest Retail Group, Inc. have joined forces to develop a distinct, highly unique land plan for the City-owned land at the Northwest corner of McDowell and Granite Reef Roads in Scottsdale, Arizona. The approximately 13 acre site has been designed to fulfill the City's Master Plan objective of maximizing site usability by accommodating a mix of users that will create a diverse and vibrant pedestrian-oriented community while promoting compatible uses on the site to maximize shared use.

**Adult/Senior Center** In keeping with the City's plan, a 35,000 square foot active adult center is maintained in the center of the site serving as the hub of the entire site design.

### **SENIOR CENTER AMENITIES**

The Adult/Senior Center that is contiguous and shares the common outdoor areas with the seniors rental housing community. The Senior Center is designed to provide recreation, social services, health and wellness services and socialization opportunities. It will concentrate primarily in serving the needs of active adults and seniors in the community by providing:

- Dining Hall
- Dance Hall (wood floor)
- Billiard Room
- Commercial Kitchen
- Multi-Purpose Room
- Fitness/Exercise/Shower/Physical Education Rooms
- Computer lab and instruction
- Small card and parlor rooms
- Offices, brokered agencies, Police Substation, storage and space for support groups, collaborations and affiliated agencies and organizations

**Neighborhood Retail Center** RED Group, LLC is proud to teamed up with Southwest Retail Group, Inc. to develop a sophisticated, aesthetically pleasing, contemporary neighborhood retail component. The location of the neighborhood retail center is probably the single most important building position on the site. To insure the success of the neighborhood retail center,

it has been placed on McDowell Road at the main entrance. The neighborhood retail center requires a one-acre parcel of land that will support the needed parking and construction of approximately 10,000 square feet of dividable retail space. Preliminary inquiries have directed the design of the center to include two end-cap restaurants. Other anticipated users will likely be neighborhood service providers such as a dry cleaner, hair salon and video store.

**Stagebrush Theater** The Stagebrush Theater will be a 207 seat community theater with both an adult and children's community theater opportunities.. Its primary visibility and parking is from McDowell Road. The Theater is also visible and accessible through the entrance from Granite Reef Road. For purposes of this proposal, the building footprint has been used as a means to develop the parking and circulation (vehicular and pedestrian) throughout the site.

**Age-Restricted, Independent Living Seniors Rental Community** RED Group, LLC has developed a community concept that is to be age restricted to 55 years of age and older. The community will consist of 220 - 236 dwelling units with a density of less than 23 units per acre, which is permissible under Scottsdale's Zoning Ordinance. The two- and three-story building will include studio, one and two bedroom apartments nestled around landscaped courtyards. The community will have market-rate rents designed for the social economics of the South Scottsdale market. The housing component does not require public monies, subsidies, bond financing, tax credits, or a non-profit structure. As such, the housing component will operate at free-market rents, unrestrained by low-income tenant program requirements. RED Group, LLC anticipates that it will develop and manage the community for a minimum of 10 years.

## **NARRATIVE**

### **SITE PLAN CONCEPT**

In designing the conceptual site plan, special attention has been given to: context and scale of the area; the structures – spatial relationships within the site and with the surrounding area; connectivity – interconnection within the site and surrounding area; diversity – providing a variety of physical and social elements; and adaptability – compatibility with the neighborhood.

The site plan creates the following key elements:

- A. Attractive, unique windows to McDowell and Granite Reef Roads
- B. Limited height of building to three stories, stepping down to two stories on the ends, enhancing the residential character and strengthening the connection with the single story homes to the north
- C. Provision of adequate common areas and amenities within the site. Orienting the wings of the seniors' housing community to create interior courtyard spaces that will encourage pedestrian activity and linkage to the neighborhood retail services, Adult/Senior Center, Stagebrush Theater, and public transit facilities
- D. Minimum intrusion into the neighboring single-family homes by orienting the lower north end of the seniors' housing community toward said homes with generous setbacks.

### **SENIORS RENTAL HOUSING COMMUNITY AMENITIES**

#### **INTERIOR APPOINTMENTS**

##### **Apartment Homes**

- Architecturally unique studio, one-bedroom and two-bedroom apartments
- Nine-foot high ceilings throughout the apartments that provide interior volume 12% greater than traditional eight-foot ceilings

##### **Colors Pallet**

- Carpet, tile, wall tint and crown molding colors to reflect contemporary elegant colorization

##### **Balconies and Patios**

- Expanded living space with balconies and patios designed for outdoor relaxation or to simply bring the outdoors inside

##### **Other Appointments**

- Frost-free Refrigerators with built-in icemakers
- Built-in Microwave Ovens
- Storage closets
- Individual Water Heaters
- High-speed Internet Access
- Full overlay cabinets with European hidden door hinges
- Stainless steel kitchen sinks with pullout spray heads

#### **COMMON AREA APPOINTMENTS**

##### **Club House, Leasing and Administrative Facilities**

- Leasing, reception and administrative offices
- Fireplace and sitting area
- Library and reading room with second fireplace
- Multi-Purpose room that may be divided for separate use
- Computer room with high-speed internet access, fax, printer, and copier
- Large-screen TV with surround sound and sectional seating
- Small kitchen for private events
- Private, small dining room for use by tenants' families and small groups

#### Interior Hallways

- Interior, secure, double-loaded access to individual apartments
- Air-conditioned, heated, carpeted, well lit, tastefully appointed
- Color pallets that uniquely identify location for greater resident orientation
- Centrally located interior elevators

#### Courtyards

- Landscaped
- Barbeques and Ramadas
- Benches, patio tables and chairs

#### Controlled Vehicular and Pedestrian Access

- Parking lot access gate (west of housing component) to secure tenant parking area
- Pedestrian doors with limited access

**Granite Reef and McDowell Roads**  
**Meetings with Adjacent Neighbors, May & June, 2003**  
**Notes Taken at Meetings with Individual Owners Who Back to Site**

1. Jerry Lyndes, Real Estate market Specialist, Conoco Phillips - Meeting on May 13<sup>th</sup> in 1CC, Suite 200 - Liked plan, anxious for construction to begin. Was ok with exit through Circle K driveway (there is an easement that allows for it) and for use as fire entrance. Will work with us on electrical line moving. Working with city on McDowell Road Streetscape improvement project.
2. Opal and Kirk Adams - Willing to do trash out front. Wants to keep 8' wall they have. We could stucco and paint. Would like to keep gate access to SE. This idea of trees in landscaping but not strong feelings either or. Looking forward to Senior Center activities – hopes we build it soon.
3. Ivan Cook - Wants garbage in back!! Doesn't want his tree clippings out front. Wants wider alley way to allow for his RV access through his gate into backyard. Doesn't want 2<sup>nd</sup> wall creating a typical alley – it would keep him from getting his RV in yard. Okay with stuccoing and painting back wall. Wants electrical box moved next to RV gate and power pole manual (if possible). Concerned about 2-3 story site lines into yard – after reviewing site line drawings and tree placement was comfortable. Wants to work with us on tree placement as project moves forward.
4. Nancy Brandon (lives across Granada from Ivan Cook) - Concerned about retail having porn/video. Can the City restrict use from “adult uses” and bars? Doesn't want her neighbors across the way to put garbage cans in front where she has to look at them. Likes senior apt use and senior center. Comfortable that site line to her house is where no one can see into her house.
5. Efren Vargas (Louie) - Would like access to RV gate in back. Doesn't want 2 walls with alley in between. Would like to have garbage in back but would be okay with garbage in front. Doesn't care about landscaping behind wall. Okay with electric lines as is. Looking forward to activities at Senior Center.
6. Norma and Ken Streit Okay with stucco and painting their back wall. Asphalt and landscaping are ok. Currently has water drainage problem goes into their backyard now that alley has been re-graded by city. Keeps getting worse. Prefer garbage left in rear. Worried about neighbors tossing cans out front and leaving them.
7. Shirley Huckins - Has permits and variances for tall fence and all other building in her backyard. Doesn't want them disturbed. Okay with trees and shrubbery in landscape area at back wall and with stucco and paint to her back wall. Doesn't want second wall

to create alley. Wants to maintain her access through back gate – will change out her gate for more privacy. Could go with garbage out front.

8. Richard Bowlby - Concerned about need to modify front gate to get recycle and garbage cans in front. Okay with stucco and paint on his back wall. Wants to keep gate access. Would like trash in rear, but could live with it in the front. Drainage not a problem into his yard from alley. Utilities has cable box left in back of fence that he would like removed and may create problem for landscaping area. Trees, wants say in type of tree and placement along his back wall area or to keep site line from his backyard. Would like tree near his fence for privacy.
9. Amy and Chris Tanner – Met Amy Tanner after Open House on June 14<sup>th</sup> - Very concerned about 3 story height and closeness to house (closest house at corner). Wants 1 or 2 stories only and building moved so that it is as far from her fence as it is from neighbors to north (about 102') from her property. Wants city to abandon Elm Drive stub and give ½ of street property to them. Okay with some area remaining as landscape pedestrian path. Wants new masonry fence on their property to enclose additional property from abandonment of Elm Drive. Thinks it would be ok to have garbage pick up in front – concerned about tree clippings/remodeling material being left out.

Follow up meeting with Amy Tanner – Thursday, June 19<sup>th</sup> – RED Group dropped off revised building drawing showing the building stepped back 20' to increase distance from her yard to building to 100+'. Mrs. Tanner expressed her continued concern about 3 story buildings and desire for the 3<sup>rd</sup> floor to be eliminated.

Follow up meeting with both Tanners - Friday, June 20<sup>th</sup> at 10:30 a.m. – Note: Jodi Paulson and Tom Mooney also joined the meeting (area neighbors/activists). Reviewed the building location and movement, site lines and aerial showing original Smitty's building and relationship to Tanner property. Mrs. Tanner expressed that she was happy that the building had moved back so that her distance was similar to neighbors on northside, she was still unhappy with a 3 story building – windows' site line and massing.

Developer offered to remove unit that would look down on her property – she asked him to remove all units on 3<sup>rd</sup> floor, on north end of building that faced east and “step” the building back the depth of the removed units.

Left the issue unresolved so that the Developer would have longer to think this thru and get back to Tanners.

Other issues: 1. Doesn't want trash for apt. building located at corner facing her property.

2. Expressed concern about long driveway in “alley” where speed could be issue
3. Elm Drive – Pedestrian pathway/landscaping – Tanner's are unsure whether they prefer to leave asphalt in for parking and have blocked off area cleaned up or walled off (to keep people from walking past her house into the Site or a landscaped area. She's not sure that adding property from the abandonment will give them enough property to



make it worthwhile to make changes. We agreed to have the area surveyed and drawn up so that we could review together the items that have to stay in place and what can be removed or abandoned. We would then do some sketches of possible alternatives to scale for review.




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## Planning, Building & Zoning

### Granite Reef / McDowell Revitalization

#### Former Smitty's Site

The City of Scottsdale has selected The Red Group, LLC as the developer/development team to develop a portion of its Granite Reef and McDowell Road property (8.8 Acres). The remaining 4.3 AC, the City will be constructing an adult/senior center, police beat office, citizen service center and community theater.

This project is required to change a part of its land use designation from commercial to residential and approve a municipal use permit for the Senior Center. The tentative Zoning Schedule is:

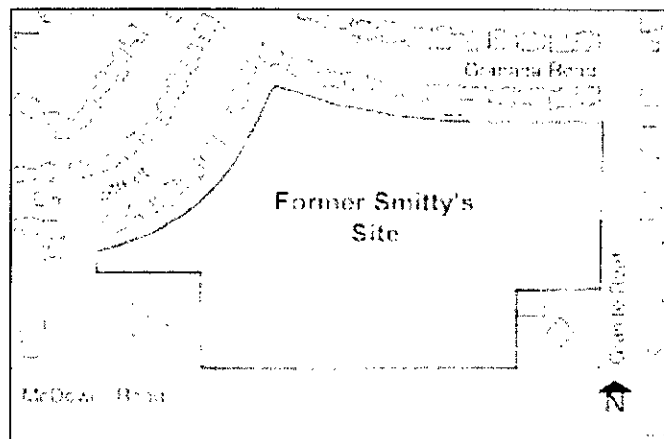
- Submit zoning application June 2003
- Planning staff review July/August 2003
- Development Review Board September 2003
- Planning Commission Hearings
- City Council public hearing October 2003
- Construction scheduled to begin Summer 2004

For more information contact Laurel Edgar at (480) 312-7313 or [ledgar@ScottsdaleAZ.gov](mailto:ledgar@ScottsdaleAZ.gov)

#### Project History

The Former Smitty's Site represents the latest revitalization project initiated in the Los Arcos Redevelopment Area.

On February 19, 2002, the City contracted with a Design Team to conduct master planning, financial analysis, and engineering studies in preparation for a final site plan. The Design Team consists of EDAW Inc., DesignLink Architecture, Economic Research Associates (ERA), and Wood Patel Consulting Engineers Inc. T



#### Related Link

##### Final Master Plan

[Full Report](#)  
(PDF / 13.1MB / 101 pgs)

##### Council Presentati

[July 1, 2002](#)  
(PDF / 3.8MB / 55 pgs)

[May 13, 2002](#)  
(PDF / 6MB / 37 pgs)

[February 19, 2002](#)  
(PDF / 1.3MB / 18 pgs)

##### Senior Center

[Project Status Repo](#)

JUNE 10, 2003

56N-1N

SMITHY'S OPEN HOUSE

NAME	ADDRESS OR E MAIL	PH #
Bill Winkler	8718 E PORTLAND ST 85257	480-947-1192
MARIE Von Schwartz	8641 E Cambridge Av. 85257	480-945-5505
Ellen Tanna	8761 E. Fairview 85257	480-946-7043
Frank Boyer	8255 E Monte Vista 85257	480-947-6051
Mary Reed	815 N. Hayden #A16 85257	480-994-1005
M. Clayman	8208 E. ELM Dr 85257	945-9639
Mary Bailey	8202 E. Elm Dr 85257	480-481-4015
W. W.	8713 E Vernon Ave 85257	480-946-1809
H. V. Clift	8308 E Cypress 85257	
Rosemary Clift	8308 E. Cypress 85257	
Joe Tagliarino	<del>8437 E. Catalina Rd. 85257</del>	
S. GAIL SCHVARENINA	832 N. 85 <sup>TH</sup> ST. 85257	480-946-2403
& GARY MAXCROFT		
Jane Jepson	8545 E. Windsor Ave 85257	480-990-3331
Lair Fitch	1229 N. Granite Reg Rd. 85257	480-947-6431
Hazel Watkins	7538 E. Taylor 85257	480-966-1722
Patty Bodenech	5027 N. 71 <sup>ST</sup> 85253	949-9549
Joe Tagliarino	815 N. Hayden Rd. Apt A117	
Peggy Rosa	6725 E. Germania Rd	947-6955
Al Macias		
CAK & DIANE TOSCANO	8625 E. VERNON 85257	949-0906



# Granite Reef & McDowell Site Plan

City of Scottsdale Open House  
June 10, 2003 *Tuesday 10<sup>th</sup>*

## Sign-In Sheet

NAME	ADDRESS	PHONE	E-MAIL
Nancy Cantor	2529 N. 86 St. Scottsdale, AZ	946-9189	nancycantor@aol.com
Cynthia Lukas		312-2550	
Jodi Paulsen	9030 E Dianna	330-4108	jodesinaz@cox.net
Tom Mooney	8030 E. DIANNA DR	219-1862	Mooneydesign@cox.net
Heidi Pierce	8313 E Palm W	941-2792	hapierce@cox.net
Bob & Cindy Berg	8120 E Whitton	947-2027	cairanch@aol.com
<i>[Signature]</i>	8732 E. Coronado Rd.	480-970-0724	SDYOUNGE@insight.com
Sam Cappula	8102 E McDowell Rd		
Hi Bravo	8792 E Willetta St.		bravo-ala@yahoo.com



# Granite Reef & McDowell Site Plan

City of Scottsdale Open House  
June 10, 2003 *Tuesday*

## Sign-In Sheet

NAME	ADDRESS	PHONE	E-MAIL
Jim GIEBELHAUS	8646 E HOLLY	480-945-5350	
BOB ARKO	7830 E. BELLEVUE	480-945-9403	
ANNE BELLEAU	8561 E. HAZELWOOD ST.	480 874-4257	
LEONARD K. MARX	8619 E. HUBBELL ST		N/A
Leon R. Stuentz	8626 E. Hubbell St.	480-949-0852	
Linda A. Stewart	2627 N 74th Place	480 946-7301	
M Donnell	8342 E Hubbell		
Karen Jackson	8833 E cypress st		
Kevin Flynn	8717 E. Oak Street.		
Thomas Stuenkel	7327 E. McDowell Rd.		



# Granite Reef & McDowell Site Plan

City of Scottsdale Open House  
June 19, 2003

## Sign-In Sheet

NAME	ADDRESS	PHONE	E-MAIL
Joyce Herkey	1808 N. 80th Pl	480-945-2826	justjh@aol.com
THOMAS REYMAN	2943 NO 82ND ST	(480) 947-5806	TGRAZ356@MSN.COM
TRUMAN + ELAINE NALL	8341 E Hubbell ST.	(480) 949-5656	
Nancy Cantor	2529 W. 86 ST	(480) 946-9189	nancycantor@aol.com
Clavin Williamson	8712 E. Hubbell	480-946-4749	
John Maddux	8712 E. Hubbell	480-946-4749	
Margaret Heber	8625 E. Bellevue Pl #188	480-970-6402	
Ruby BLACK	8420 E Holly St.	480-949-9742	
Barbara Canthorne	8720 E Forest Dr.	994-1452	
ANGIE SPADAFORÉ	7230 E Latham	947-2708	
Fred Fassett	8440 E Granada	480-421-9740	
Judith Hallas	2012 N. 85th Place		
Pilar Sprester	814 N. 74th St	480-518-1601	p.sprester@rock.com
JACK & ANICE MARANVILLE	887 N 87th Pl	480-994-3594	
		480-949-5757	
SHARON OBERITTER	8614 ORANGE BLOSSOM 85250		SW1170@COX.NET
BOB MURRY	2035 N. 87th St	990-2094	
Gladys Olson	2312 E. Palm Lane	949-5950	
KIRSTEN KOLINS	2824 N. 81st Wy	480-9405	



# Granite Reef & McDowell Site Plan

City of Scottsdale Open House  
June 11, 2003  
14

## Sign-In Sheet

NAME	ADDRESS	PHONE	E-MAIL
STEVE GUSS	8749 E CULVER ST	480 423 0357	SGUSS@MAIL.COM
Sharon Glose	1838 N. 84th Pl.	480 941 1942	SHARON123@ATT.NET
JAN BRADEN	8426 E. Holly	480 947-9644	
Bill Wyatt	8608 E. Dianna Dr	480-946-9512	
Fran Wyatt		"	
CAROL JENSEN	8631 E ANGUS DR		
ALAN JENSEN	8631 E. ANGUS DR		
Mike Stanton	8120 E McDowell	480-941-0157	
Veronica Harper	2017 N. 66th Pl.	480-946-4322	Harper1234@aol.com
Carol Papalas-Sams	720 N. 82nd St. #E108	480/990-2454	cpapalas@aol.com
ROSA CIRIACI, TRIBUNE		480/970-2341	rcirianni@aztrib.com
Charles Guarnaccia		480-945-0049	
Flaminia Guarnaccia	825 N. Hayden Rd. #C-2		85257
JOHN OBERITTER	8614 E. ORANGE BLVD.	480-948-6757	
LYNDA LARSEN	8614 E. DIANNA DR	480 970 8848	
Kara + Jerry Nelson	8308 S Oak St	946-5975	85257
Zeggy Barron	8449 E Thomas Rd		
Jim + Linda Roth	PO BOX 10701 SCOTTSDALE 85271-0701		





# Granite Reef & McDowell Site Plan

City of Scottsdale Open House

June 14, 2003

Saturday

## Sign-In Sheet

NAME	ADDRESS	PHONE	E-MAIL
Darlene L. Petersen		994-9010	DAP0804@aol.com
Amy Tanner	8233 E. Elm Dr	994-0644	
Mary Hedges	2312 Granite Reef	946 4404	
JOANN CONRAD	2315 GRANITE REEF	945-0112	
Edith Hales	8146 E. Pine Dr. Scott.	945-8609	
Doris Hartigan	6585 E Maryland Cir - Phoenix	602 581-8825	
JODI PAULSEN	8030 E Dianna Dr Scottsd. AZ	85257	
Tim Konieczka	4950 N. Miller Rd #142 Scott AZ	85251	
Margaret M. Quinn	8224 E Indianola Subd A	85251	
DAVID ORTEGA	8214 LINCOLN		
BERN O'HALLORAN	8738 E. BELLEVUE ST SCOT AZ	85257	
CHUCK + Kay DAME	6125 E. INDIAN SUB. B -	85251	
Jim Baxendale	865 N ROOSEVELT	946 7606	
John & Mary Norland	6644 Hubbard	946 7685	
Al & Angela Jacobson	7562 E. BELLEVUE	85257	
Dee Rolenso	8738 E Forrest Dr	675-9699	
JOHN ALVAREZ	2200 N. 90th St.	480 419-8402	johnavli@aol.com



## **Granite Reef and McDowell Roads Open House**

**June 10, 2003**

### **Public Comment Cards**

1. I have been to most of these meetings and have suggested a major bank (B of A or Compass) and nowhere do I see any provisions for either or any Bank like the fliers submitted here tonight. Also I don't think we need to have housing for seniors with many parking spaces taking up valuable property. Why housing between two gas stations?  
Robert Arko, 7830 East Belleview Street, 480-945-9403
2. I think you need more entrances for the senior living area. It's a very long way to walk from the entrance to the last room in the back. Needs to be considered.  
Hazel Watkins, 7538 East Taylor, Scottsdale
3. We hope that Southwest Retail Group Inc will try not to bring in a hair salon/barber shop because there are two across Granite Reef from the project site. One salon has been there for years. Bernie's Back Alley Barber Shop is new (he moved in Jan 03) and it is great. We don't want the other local businesses to have direct competition in the sr. ctr. Development.  
Gail and Gary
4. We need a bank; we need a post office; we need a good restaurant; we need a movie theater; we need a police station; we don't need more apartments! Plenty of vacancies; we need a Wall-Mart.  
[www.scottsdaleaz.gov/smittys](http://www.scottsdaleaz.gov/smittys)
5. No suggestions except keep doing what you're doing re: outreach. \*Put the police substation right across from the Play<sup>o</sup>Bar. Like the name McDowell Village.

6. Love the plan. Do it!  
Lois Fitch  
1229 W. Granite Reef
7. Putting green and common area; increase landscape buffer at Elm and Granada homes; do anything possible to shield Circle K from rental units; site plan does not show garbage dumpsters; south rental units too close to McDowell; entrance and northwest corner of apt. bldg.  
Tom Mooney, 8630 East Dianna Drive, Scottsdale, Az. 85257
8. None. It looks real good. Go ahead and build it.  
Leon R. Stuert, 8626 E. Hubbell Street
9. I think the plans for the Senior Center, Stage Brush and apartments are great. They will enhance the neighborhood.  
Nellie Schwartz, 8641 E. Cambridge, 85257

## **Granite Reef and McDowell Roads Open House**

**June 14, 2003**

### **Public Comment Cards**

1. The proposed concepts look very good. I hope a nice restaurant will also be included in the final plans. I am 76 years old – I hope it is built in time for me to enjoy it.  
Joann Conrad, 2315 N. Granite Reef, Scottsdale 85257
2. The plan is beautiful! It's about time! RED Group did an amazing job. I hope those few people opposed to the project do not put a hamper on development. It is a well-needed plan for the community.
3. Great plan – sticks with the initial plans we made last year! Let me know if there is anything I can do to keep the plans from getting derailed.  
Steve Guss, 8749 East Culver, 480-423-0357
4. The plans look great! Restaurant (a nice neighborhood sit-down place with reasonably priced American food & beer/wine). Book store/coffee house – could be combined – similar to Changing Hands in Tempe. Shuttle from/to Civic Center.  
Joyce Horky, 1808 North 80<sup>th</sup> Place
5. The people of Scottsdale (south) finally won one. I'm very happy about the whole package. Just one far out idea. It would be great if one of the two gas stations could be leveled (preferable Arco) and that land added to the over all package. Thanks to everyone for the winning effort.  
John Oberitter, 8614 East Orange Blossom, 85250
6. Everything looks great. How about Sunday religious service for people who can't go to church?
7. The project for the Smitty's is a good project for the City. The only thing is the time frame should be sooner than two years.  
Angela Jacobsen, 7562 East Bellevue Street
8. Very positive community feedback. High-quality solution. Plaza area people friendly "contained" area social space.  
D. Ortega
9. Informative. Enjoyable. Talked re: Senior Housing plans, etc. Good. Let's get going!!!!!!  
Gladys Olson
10. None: Love the plan and am so pleased that the Red Group will be building! What a great campus this can be.  
Sharon Oberitter, 8614 E. Orange Blossom

11. Very nice presentation. People very informative and nice. Looks good!  
Veronica Harper, 2017 N. 86<sup>th</sup> Place, Scottsdale, Az. 85257
12. I like the idea -- wish it would have been here a year ago. Could the apartments be a little bigger? 1100 sq. ft for 2 bedroom would be nice.
13. Hate it! Three stories! Devalue of my property. Six months. Leases! Transients!  
You lied to me for my vote.  
Judith Knasko, 8613 E. Virginia
14. Do away with Arco and make more parking! Parking on South and East adjacent to senior center and Stage Brush doesn't appear to be sufficient or adequate for either theater or senior center. Why two gas stations so close to each other?  
C. Dame, 6125 East Indian School Road, Scottsdale 85251-5494
15. Baby boomer age group doesn't exist in South Scottsdale. Doubt they would move into South Scottsdale area. Might be immediate occupancy of units but would probably only last 5-10 years.
16. We need tax dollars in the area. A senior center will not bring money into the area to help things like SCHOOLS!!! This is a residential community not a senior or resort.  
Help our schools.  
Susan Carvella
17. I am very concern that there is nothing for the young families with kids! The only thing I will use is the theatre. Some one told me the seniors will be selling their houses and moving in to the housing community. How will we get young families to move into the neighborhood if we do not offer anything for those families?
18. Please be conscious of landscaping. Do not have only asphalt and lines for parking. In the park area include water -- fountains and child friendly water park (play).
19. Would like to see newer infill housing in south Scottsdale area.
20. I would prefer to buy instead of rent. If you have food, please make it healthy, not pastries and sweets and continental type breakfasts, no fats, pasta, fast food type stuff.
21. Wish you would make up your minds and get started doing something. So tired of seeing a large empty space. Would like a nice restaurant built.  
Mary Hedges, 2312 Granite Reef
22. Comments: I approve of all the plans being made. I'd rather there be a move theater instead of the Stage Brush, but ---  
Clovis Williamson, 8712 E. Hubbell St., Scottsdale, Az. 85257

23. I like the overall plan. My biggest concern is parking – I hope you plan for the maximum of 300 plus.  
Jerry Nelson, 8307 East Oak Street
24. Like the plans -- Would prefer home ownership to rentals!! How come no Council meeting took place between Trend backing out and Red Group coming in. Ownership to rental should have had a vote! :(  
Kirsten Kolins, 2824 N. 81<sup>st</sup> Way, 85257
25. Email: Received on June 17, 2003 by participant of Open House  
Is the Red Group going to consider going GREEN on this project? Solar, less asphalt, mega shade trees, such as the Southern Oak. The Southern Oak uses the same amount of water as the Palo Verde and remains green all year round and can reach around 40 ft. in height. So shade, angles, overhangs, court yards ventilation and use of material all important considerations. Also Stardust Warehouse is an excellent source for picking up excess materials otherwise destined for the dump.  
Patty Badenoch

**Thank you for coming to today's Open House for the Re-Zoning Application for the NEC of Granite Reef & McDowell Roads.** This project which is a public/private partnership between the City of Scottsdale, and RED Group LLC, a local apartment developer, and Southwest Retail Group, Inc, a local retail developer, brings together four different uses on site to create a mixed-use environment of a senior center, neighborhood retail, community theater and residential units for seniors.

If you have been following this project, you will **NOT** see a lot of new information. **This Open House is required as a part of the Re-Zoning process that all developments must go through if a change of land use is being requested.** This project is required to change a part of our Land Use from commercial to residential and approve the municipal use permit for the Senior Center and is a part of the city process for the development of this site.

**You will see the following information:**

1. The Proposed Site Plan and Conceptual Landscape Plan that we will submit for Re-zoning seen from an Aerial view.
2. A Massing Model showing the relative size and density of the buildings with various views from around the site.
3. A Zoning Plan showing the changes requested in zoning.
4. A listing of building spaces at the proposed senior center.
5. A conceptual building plan for the senior apartments
6. A conceptual floor plan for the Stagebrush Theater
7. Sightline views of the north section from the apartments to the neighboring homes

**Tentative Zoning Schedule:**

- |  |                  |
|--|------------------|
| • Submit Zoning Application                        | June 2003        |
| • Planning Staff Review                            | July/August 2003 |
| • Design Review Board/Planning Commission Hearings | September 2003   |
| • City Council Hearing                             | October 2003     |

City staff members from the **Senior Center, Economic Vitality, Capital Project Management and Planning Departments** are here to answer your questions about the project, the process and the proposed activities. **RED Group LLC** is here to answer questions about the market-rate, independent living senior apartment community and neighborhood retail that they are proposing. Member of the **Stagebrush Theater** are also here to share information about their proposed use and activities at the theater. We are all looking forward to being a part of your neighborhood.

**PLEASE BE SURE TO:**

1. SIGN IN
2. GO AROUND THE ROOM, LOOK AT THE BOARDS AND ASK QUESTIONS
3. FILL OUT A COMMENT CARD

**THANK YOU FOR COMING!**



## **GRANITE REEF AND McDOWELL DEVELOPMENT PROGRAM AND ELEMENTS**

### **OVERVIEW**

The City of Scottsdale, RED Group, LLC and Southwest Retail Group, Inc. have joined forces to develop a plan for the City-owned land at the Northwest corner of McDowell and Granite Reef.

**Senior Center** In keeping with the City's plan, a 35,000 square foot active senior center is maintained in the center of the site serving as the hub of the site design. The large common area has been design to allow a number of areas for outdoor seating and a variety of activities for all of the uses that share this site and their visitors.

### **SENIOR CENTER AMENITIES**

The Senior Center is designed to concentrate primarily in serving the needs of active adults and seniors in the community by providing:

- Dining Hall
- Dance Hall (wood floor)
- Billiard Room
- Commercial Kitchen
- Multi-Purpose Room
- Fitness/Exercise/Shower/Physical Education Rooms
- Computer lab and instruction
- Small card and parlor rooms
- Offices, brokered agencies, Police Substation, storage and space for support groups, collaborations and affiliated agencies and organizations

**Neighborhood Retail Center** RED Group, LLC is teamed with Southwest Retail Group, Inc. to develop a 10,000 square foot neighborhood retail component. The location of the neighborhood retail center is probably the single most important building position on the site. To insure the success of the neighborhood retail center, it has been placed on McDowell Road at the main entrance. Preliminary inquires have directed the design of the center to include a coffee house and café/restaurant. Other anticipated users will likely be neighborhood service providers such as a dry cleaner, hair salon and video store.

**Stagebrush Theater** The Stagebrush Theater will be a 207 seat, 10,000 square foot, community theater with both an adult and children's community

theater opportunities and shows. Its primary visibility and parking is from McDowell Road. The Theater is also visible and accessible through the entrance from Granite Reef Road. This will be a new home to a community theater that has been located in Downtown Scottsdale for over 40 years.

**Age-Restricted, Independent Living Seniors Rental Community** RED Group, LLC has developed a community concept that is to be age restricted to 55 years of age and older. The community will consist of 220 - 236 dwelling units. The two- and three-story building will include studio, one and two bedroom apartments around landscaped courtyards. The community will have market-rate rents designed for the social economics of the South Scottsdale market. The housing component does not require public monies, subsidies, bond financing, tax credits, or a non-profit structure. As such, the housing component will operate at free-market rents, unrestrained by low-income tenant program requirements. RED Group, LLC anticipates that it will develop and manage the community for a minimum of 10 years.

#### **SENIORS RENTAL HOUSING COMMUNITY AMENITIES**

##### **Interior - Apartment Homes**

- Studio, one-bedroom and two-bedroom apartments
- Nine-foot high ceilings throughout the
- Expanded living space with balconies and patios
- Frost-free Refrigerators with built-in icemakers
- Built-in Microwave Ovens
- High-speed Internet Access
- Full overlay cabinets with European hidden door hinges
- Stainless steel kitchen sinks with pullout spray heads

##### **COMMON AREA**

- Fireplace and sitting area
- Library and reading room with second fireplace
- Multi-Purpose room that may be divided for separate use
- Leasing, reception and administrative offices
- Computer room with high-speed internet access, printer, and copier
- Large-screen TV with surround sound and sectional seating
- Private dining room for use by tenants' families and small groups

##### **Courtyards**

- Landscaped Pool area
- Barbeques and Ramadas
- Benches, patio tables and chairs



Sponsored by



## Feedback upbeat on city plans for old lot



**Kristen Go**

The Arizona Republic

Jun. 13, 2003 12:00 AM

SCOTTSDALE - Groundbreaking is still at least a year away. But so far neighborhood feedback about site plans for senior housing, a senior center and a theater at the former Smitty's lot has been favorable.

Scottsdale is hosting its second open house to show residents plans for the 13-acre site at Granite Reef and McDowell roads from 10 to 11:30 a.m. Saturday at Hohokam Elementary School, 8451 E. Oak St.

The plans call for a 1-acre park at the heart of the development. The senior center would be along Granite Reef Road, and the 207-seat Stagebrush Theater would be at the corner of Granite Reef and McDowell Roads. Retail spaces that would likely include a coffeehouse, dry cleaners and restaurant would be along McDowell Road, and the 236-unit two- and three-story senior apartments would be along the west side of the development.

About 40 people attended an open house earlier this week to ask city planners and the site's developers, Red Group LLC, questions about the plans.

Some south Scottsdale residents who were adamant that Scottsdale put senior housing on the site said they were happy with the new plans.

"This is what we fought for," said resident Jodi Paulsen, who helped organize a group of citizens to push for senior housing. The Scottsdale City Council initially chose to build townhomes at the site, but the developer backed out of the deal after neighbors promised to put up a fight.

"I'm very encouraged by what I've seen," said Darlene Petersen. "I know a lot of people around here who are tired of taking care of their yards and would like to downsize."

The project still needs final approval from the Scottsdale Planning Commission and City Council, which is expected to act by October. Groundbreaking is expected next summer.

**Reach the reporter at [kristen.go@arizonarepublic.com](mailto:kristen.go@arizonarepublic.com) or (602) 444-6864.**



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## Smitty's site plan wins residents' rave reviews

**Kristen Go**  
The Arizona Republic  
Jun. 12, 2003 12:00 AM

advertisement



SCOTTSDALE - It could be a model for other cities to follow. That's how strongly some south Scottsdale residents felt about plans that were recently unveiled for senior housing at the site of the former Smitty's grocery store.

Scottsdale recently hosted an open house that let residents look at the plans at the 13-acre site at McDowell and Granite Reef roads that will be home to senior apartments, a senior center, the Stagebrush Theater and some shops or restaurants.

At the core of the development is a 1-acre park. Two- and three-story apartment buildings will have up to 236 units at the west end of the lot. The theater will be at the east end. Retail spaces that will likely be a coffeehouse, dry cleaner and family-style restaurant will be adjacent to McDowell Road, and the senior center will be along Granite Reef Road.

Leon Stuertz and his neighbor, Len Marx, reviewed the plans Tuesday night. They are hopeful other cities will follow the plans designed by Scottsdale-based Red Group LLC.

"I think it's smart how they've put the senior center and senior living together," Hazel Watkins said.

The city purchased the Smitty's property in 2001 for \$4.2 million with the idea of finding a project that would help revitalize the area.

Plans for the development still need to be approved by Scottsdale's Planning Commission and City Council.

The tentative timeline is to get plans to the City Council in October, with construction beginning in summer 2004.

Reach the reporter at [kristen.go@scottsdalerepublic.com](mailto:kristen.go@scottsdalerepublic.com) or (602) 444-6864.

### Find this article at:

<http://www.azcentral.com/arizonarepublic/scottsdale/articles/0612sr-smittys12Z8.html>

☐ Check the box to include the list of links referenced in the article.



lent slaying will remain  
ay another month to  
in on the 25th

ing) that we would just extend  
it." The property, originally

an extended deadline, Haines  
said. "You are bidding on the

The family did not know it  
was the site of Crane's death  
until an unidentified person

CONTACT WRITER: (480) 970-2324  
or taxson@aztrib.com

## District looks to reinstate workers

Scottsdale schools  
it state budget

YATE WILLIAMS  
TRIBUNE

Scottsdale Unified  
District will reinstate  
teachers, school technology  
units and maintenance  
groundskeeping employ-  
ees the state Legislature  
with its current bud-  
get, the governing board  
met during Tuesday

meeting.  
board directed chief  
of officer Bob Flach to  
best-case scenario bud-  
get would increase what  
previously expected by  
\$2.2 million, based on  
Legislature's current plan  
better than school dis-  
ad feared.

certainly is looking a lot  
promising than it did  
month ago," Flach said,  
asking the board for  
on in meeting state  
forming deadlines.  
district slashed spend-  
next year, fearing major  
losses from state retire-  
ment and health insurance  
increases, along with  
d cuts from the state.  
district has had off



ROOM TO GROW: A few rusty signs around an empty lot are the only evidence of a Smitty's market Tuesday on McDowell and Granite Reef roads.

## Smitty's vision gains support

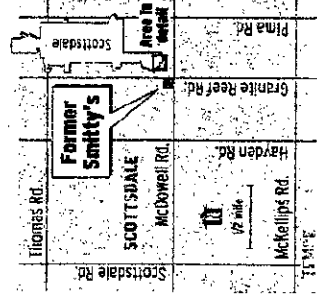
Senior center,  
apartments, shops  
in developer's plan

BY MICHELLE SWAFFORD  
TRIBUNE

About 35 Scottsdale resi-  
dents gathered Tuesday at

The Stagebrush would move  
from downtown after more  
than 40 years to a new 207-  
seat theater for adult and  
children's plays.

A 10,000-square-foot  
retail center would offer  
such neighborhood services  
as a coffee shop, hair salon,  
dry cleaner and restaurants  
with patio seating.



the apartments would be a  
waste of money. A bank  
should be included in the  
retail area, he added.

Diane Toscano said she  
likes the plan.

"We need something  
because there's a lot of older  
people in the area," Toscano  
said.

"They need to have some-

14-member District Adv  
Task Force issued its fina  
commendations Tuesday.

The volunteer group c  
professionals came to the ol  
conclusion that the city s  
switch from its at-large  
tem to a district system.

At-large systems  
office-seekers to run cit  
elections, which nat  
benefit candidates from  
wealthiest areas of the ci

District systems e  
office-seekers to ru  
smaller geographically  
tinct regions, which con  
ly, treats candidates fro  
least affluent and most  
ent areas equally.

Need it be mentione  
the mayor and five o  
other six City Council  
bers live north of Shea  
vard in the most affluent  
of Scottsdale?

As a result, the north  
six advocates on the cou  
Mayor Mary Manross  
council members W  
Ecton, Ned O'Hearn, Bo  
tiefeld, Cynthia Lukas  
Tom Silverman. The c  
and south regions hav  
advocate — David Ortega

The mayor's seat v  
remain at-large.

"The city's diversities  
graphic and otherwise,  
be better reflected un  
district system," the task  
stated. More specifically,  
city's diversities, geogr  
and otherwise, could be l  
reflected with a different  
of council members.

The current council  
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enough.

Silverman noted that  
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on the council, he has  
body asked for another

ature's current plan  
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feared.

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strict slashed spend-  
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# Smitty's vision gains support

## Senior center, apartments, shops in developer's plan

BY MICHELLE SWAFFORD  
TRIBUNE

About 35 Scottsdale residents gathered Tuesday at Hohokam Elementary School, most to offer support for a proposed development at the former Smitty's site on the northwest corner of Granite Reef and McDowell roads.

The plan incorporates a three-story senior-living apartment building and retail shops along with relocating the city's downtown Senior Center and the Stagebrush Community Theatre.

The 13-acre site is being considered for a 35,000-square-foot senior center to include a police substation.

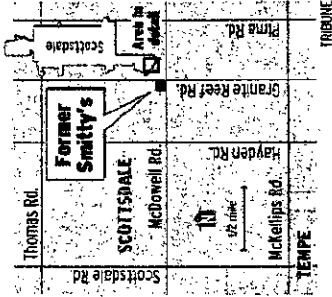
The Stagebrush would move from downtown after more than 40 years to a new 207-seat theater for adult and children's plays.

A 10,000-square-foot retail center would offer such neighborhood services as a coffee shop, hair salon, dry cleaner and restaurants with patio seating.

Developer Scott Laten, senior vice president of Scottsdale-based Red Group LLC, said the project works for seniors and existing neighbors. "So far everyone has been very positive," he said.

Between 220 and 236 apartments for people age 55 and older are included in the proposed development. It would not be subsidized housing but rather an additional option for senior independent living in the southern part of the city.

From the third story of



the senior complex some of the surrounding back yards can be seen but trees are proposed to obstruct those views.

Area resident Robert Arko said he is glad to see a larger senior center, but doesn't think the apartments are a good idea because the people using the senior center already have homes.

Those in the apartments would be too young to use the senior center, he said, so

be better reflected under district system," the task for stated. More specifically, the city's diversities, geographical and otherwise, could be better reflected with a different size of council members.

The current council members' reactions to the recommendations were predictable enough.

Silverman noted that during the 3½ years he has served on the council, he has never been asked by another member to trade votes. He fretted that a district system might change circumstances.

That's precisely the benefit of a district system. They would be councilmen from the south with whom he could trade votes. There would be councilmen from the south concerned with redeveloping stagnating neighborhoods and business sectors in downtown and surrounding Los Arcos. O'Hearn and Ecton said they were concerned the force didn't solicit enough public comment. Then at the meeting, Ecton told the Tribune he would seek opinions from members of the Coalition of Pinnacle Peak residents group based in the north. Oh, good idea.

Equally important would be the opinions of members of the Scottsdale Coalition, new residents group based in the south. Yet, neither Ecton nor anyone else volunteered their opinions.

Attorney Jim Derouin, chairman of the task force, noted the group conducted public hearings, and 12 of 14 members agreed on the recommendation. "We work with who you gave us and formed opinions just 100 percent," he said.

the apartments would be a waste of money. A bank should be included in the retail area, he added.

Diane Toscano said she likes the plan.

"We need something because there's a lot of older people in the area," Toscano said.

"They need to have something close. A lot of the senior housing in the area is too expensive," she said.

The open house was one of two public events held at Hohokam before an application for rezoning is submitted. The second event is 10 to 11:30 a.m. Saturday.

Scottsdale will own and manage the senior center and theater and Red Group will own and manage the shops and apartments for at least 10 years.

CONTACT WRITER: (480) 998-6533  
or mswafford@aztrib.com

# Sales tax ruffles preserve panel

## Commission seeks alternatives for final land buy

BY JOE KULLMAN  
TRIBUNE

The Scottsdale Preservation Commission decided Tuesday to explore ways — other than a half-cent city sales tax — to buy the final

"We just want to see if there's a way to stagger the costs over a long period of time, rather than ask for everything all in one shot," Smith said. "Maybe that means a smaller tax (increase) now and a second small tax (increase) some years from now."

Commissioner Virginia Korte, president of the Scottsdale Area Chamber of Commerce, warned that a

boundary but think about going after the most expensive land first before its value rises, said commissioner Erik Filsinger.

Commissioner Christine Kovach said she agreed a sales tax increase is the best option and the boundary line should be held. But Scottsdale should work with local business interests to come up with a tax proposal "that does what's best for the city as a whole," she said.

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said. I did

stop-order when the feds came dec-  
Martha was left with the daunting de-  
orative challenge of explaining an ugly  
cell phone call from her private jet on a  
refueling stop en route to San Jose Del  
Cabo at 1:41 p.m. (EST) on Dec. 27 that  
resulted in the sale of her ImClone  
stock at 1:43 p.m. (EST). The feds' in-  
dictment says Martha altered the  
phone logs to cover the cell phone  
tracks. The only folks still buying Mar-  
tha's innocence and her defenses are  
those at the Wall Street Journal, but  
because they believe Martha, but

going to south Scottsdale and  
they'll scuttle off to the water  
cooler to whisper snide com-  
ments about your IQ when  
your back is turned. See  
what I mean? South must go.  
And with what, you ask,  
should we replace that touts  
those inimitable qualities of  
which South Scottsdale so  
amply possesses. Here are a  
few ideas:

• Historic Scottsdale. As  
its name implies, this is  
where it all began. When U.S.  
Army Chaplain Winfield  
Scott staked his 640-acre  
claim at what is now the  
northeast corner of Scotts-  
dale and Indian School roads,  
the only things north of Shea  
were coyotes and cacti.  
• The Town Formerly  
Known as Scottsdale. Look  
North. But tell them you're

The very word "south"  
connotes a world we would  
all like to avoid. Tell someone  
you're going to Scottsdale for  
a vacation and they'll ooh  
and ah and conjure up  
images of lazy afternoons  
lounging around the pool at  
exotic locales like the Scotts-  
dale Princess or Troon  
North. But tell them you're

dropped \$400 million.  
These two icons are dumb. But we  
are dumber because we embrace these  
flimflam artists whose defenses and  
contrition are as sincere as John Gotti's.  
Martha had more than 13,000 notes of  
support on her personal whiny Web site,  
post-perp walk. Feminists say the  
charges reflect gender bias. Chicago  
fans wave signs of support for Sosa.  
Sportswriters see no problem.  
As these two slither past sanctions,  
Amber Frey, Scott Peterson's former

what this did to rejuvenate  
Prince's flagging career. OK  
— bad example.  
• Future Home of Super  
Wal-Mart. Since we'll be get-  
ting such a paltry return on  
the projected sales tax from  
the "big-box" behemoth, per-  
haps the residuals from hav-  
ing the Wal-Mart moniker  
plastered on everything  
south of Indian Bend will off-  
set our loss to the Ellman  
bogeyman. Then again, with  
Scottsdale Mayor Mary  
Manross jumping ship on the  
axis of big boxes.  
• Fixer-Upper Scottsdale.  
As any Scottsdale Realtor  
can tell you, this is where  
people buy, renovate, sell and  
make gobs of money without  
breaking a sweat. Try doing  
that in DC Ranch.  
• Politically Correct

## What's in a name, south Scottsdale?

Scottsdale. We've got Yaquis,  
for crying out loud. Need I  
say more?

• Scottsdale Lite. Hey,  
we've got all the fun of North  
Scottsdale with only half the  
dollar signs.

I realize any decision on  
changing south Scottsdale's  
name will be contentious. I  
suggest we assign the task of  
choosing a new name to the  
Scottsdale City Council, that  
body with a penchant for  
making hasty decisions and  
then equivocating once the  
debate begins. At the very  
least, it'll give us another  
year of amusing political  
theater.

Dave Bachmann  
lives in south Scottsdale.

## Evil-spirited, discriminatory justice system needs overhaul, not more cells

The opinions by Jim Skel-  
ley on June 9 about building  
prisons and  
therapy for individuals' psy-  
chological problems "the  
addictions. He says, the  
persons who commits them  
does not need to sit in jail for  
the rest of their lives as Mr.  
Skelley would like but  
need is change from the

Christian zealots always  
want to cure homosexuality  
and claim to do so, but why  
not pedophiles? What our  
criminal justice system  
needs is change from the

Amber Frey who saw  
how to stand up, fess up and endure  
the consequences.

Marianne Jennings, professor  
of legal and ethical studies at  
the Arizona State University  
College of Business, is author  
of "A Business Tale: A Story of  
Ethics, Choices, Success — and  
a Very Large Rabbit."

60 more to go. When, oh,  
when, will (Israeli Prime  
Minister Ariel) Sharon  
exercise control over these  
renegade squatters?

"It was so nice to pick up the  
paper Saturday morning and  
read the Spiritual Life section.  
To be a Golden Rule State and  
read an article about, 'Won't  
you be my neighbor?' was sure  
a pleasant change from all the  
bad publicity we watched and  
listened to and read all week."

"Why are state legislators  
showing favoritism toward  
charter schools when all they  
are is a drain on the state  
budget? No wonder our public  
schools can't get the funding  
they need."

"Mr. Tibshraeny: If you can't  
convince yourself (column,  
Monday) that you made the  
right decision on eminent  
domain, how do you expect  
the average person to agree  
with what you did? It won't  
work. I don't agree."

"A lot of people call The Vent  
and have something negative  
to say, but I have something  
positive to say: The public  
library is one of the most  
efficient public institutions  
I've ever seen."

"To the idiot in the black  
Infiniti (who) wanted to race  
my old Plymouth Roadrunner  
on the street last Wednesday  
... come out to

tion of process, not results, reaction. But that is no sign of representation. That is to Scottsdale was incorporated and has worked reasonably well. It is in a position to make a process come so acute — after residents would not have assurances are needed. The plan, which still allows for mayor. But as this is the public's also consider putting a person as well, one that would be elected from districts

martz told us that if voters really the one getting the most implemented. I've experienced similar cold feet at this time if it moved the question to the end of it in 1998. Any Scottsdale elected "more study" would face an early retirement home. By a November public vote, the council will council members avoid giving all Scottsdale voters their own future.

## Media monopolies

Communications Commission's to allow easier consolidation has many First Amendment people fear that fewer media owners voices."

Obviously something to rough many competing majority rule, while protecting in practice.

Journalism in the last decade, as but more. A proliferation on cable television and the old networks.

— where free-speechers point to the conglomerate Clear Channel Dixie Chicks on its more the country trio's political ears to be robust. That is, the Dixie Chicks back on Clear Channel who enjoy their music to at play it. And the Internet of online and digitized live consumers the choice of content artists.

As a fact of corporate life, there aren't if competition is actually consumers have few choices, raises quality. Why would a competitor's program the likely would if it had 10?

## a man's inn and soon: inside

We don't need another woman to try and run this city. The former and current have left a lot to be desired. Look at Los Arcos, Smitty's and the waterfront. Even former Mayor Sam Campana wanted to put gondolas on the canals and a bunch of other weird ideas. All we got from her was more concrete at the Scottsdale Civic Center Mall and a pop-up sprinkler.

No, it's time for a man to take over and show some progress and get this city back into shape.

Too many wishy-washy decisions and money wasted on consultants who have proved nothing with their studies about Los Arcos and the rest of the mess.

**RICHARD GRAHAM**  
SCOTTSDALE

## Firefighters' morale sank after vote

For a couple of years, the morale of the Scottsdale firefighters has been going down. Now that they know how little the citizens of Scottsdale think of them, it has hit bottom.

They will still put their lives on the line every time they get called out.

I hope the ungrateful people who voted against them will get a twinge of conscience when they call for help.

**DORIS GORT**  
PHOENIX

## Stores should cater to local clientele

I remember when they first built Los Arcos Mall in the 1960s. I used to push my kids in their strollers over there.

If someone would just take a look at the homes surrounding the dead mall now, they would be able to see that we are all in middle- to lower-income brackets. We usually do all our own fixing up, our own yardwork, working on cars, etc., because we can't afford to pay someone to do it for us.

What I am getting at is that we need stores for our income brackets, you know? Like a Lowe's or Wal-Mart, etc.

I can hardly wait to see Steve Ellman's \$42 million 24-hour Super Wal-Mart, Sam's Club, and Lowe's built at the former Los Arcos site. Now that I have decided to leave Scottsdale, I can join the ranks of all the others chanting things like "I don't care, something needs to go there," "we've waited long enough" or "I don't care how much it costs."

I can hardly wait to see the day laborers hanging out in that residential neighborhood. All of the current Ellman supporters will surely greet them with open arms and offer them cookies and milk. I can hardly wait to see the 24-hour Super Wal-Mart shopping carts strewn about beautiful downtown Scottsdale. Perhaps Scottsdale can designate them as part of a new downtown "art" project.

I can hardly wait to see the loss of all the other legitimate businesses in that area so tattoo parlors, "massage" parlors, nudie bars, pawn shops, check cashing stores, dollar stores, second-hand stores, thrift stores, and the like can take their places. I can hardly wait for the neighborhoods, who are now teetering on the brink of either complete demise or complete reinvestment, to be thrust into slumdom. Out-of-state slumlords must be frothing at the mouth at such an opportunity!

Finally, Scottsdale will no longer be known as "Snotsdale" or "Snobsdale," but rather "Slumsdale." I can hardly wait for the Scottsdale city government to finally have an area designated for "low-income" housing and shopping. They've certainly been pestered about it for enough years now.

I can hardly wait for five years to pass so I can laugh at all the Ellman supporters who will be whining about the "decay" and "blight" in their neighborhood. I can hardly wait to see the city tell those people that there are no tax dollars to once again redevelop that area because half of those General Fund taxes went to a greedy developer. I can hardly wait to say "I told you so." I can hardly wait ... because I won't live here

I've noticed a number of people calling for various studies and planning exercises for southern Scottsdale. I am all for these efforts, but let's not get confused.

Just because we engage such efforts doesn't mean we can't and shouldn't move forward with specific projects like Los Arcos. We can't plan forever. Sometimes we have to do. Struggling businesses can't attract more customers with studies. Residents can't shop at "holistic approaches." We need both short-term and long-term projects and plans to help this part of town.

That's why I am very pleased to be serving as honorary chairman for the Los Arcos Neighborhood Coalition. The proposed Los Arcos Town Center is the type of project we need — now — to get things rolling. People want shopping closer to home. Major businesses in the area want the new investment and potential for increased customer traffic. Other studies have already showed the overwhelming desire in the area for stores. The compelling need for shops other than Scottsdale residents take for granted may explain why the response

## End the squabbles

I find it interesting that Scottsdale Mayor Mary Mannross has had another change of heart regarding Los Arcos. If I understand it correctly, Los Arcos can't have three big box stores, because there are not enough other amenities planned.

Is Los Arcos the only corner to build on or improve in that area? I think not. I live in that area and plenty of places there need improving.

I know that Los Arcos used to be the "Gateway to Scottsdale." Well, that's not true any longer. It will probably never be the "Gateway" again.

But it can be a profitable location for Scottsdale again, and here comes the downfall: Yes, Los Arcos owner Steve Ellman will make money on that property, too. Are the City Council and some residents so against Mr. Ellman making



## **Applicant's Response to Citizen Concerns on Project**

In order to response to neighbors concerns, Applicant has:

- Articulated the building back 20' on the north end of the west wall
- Reduced the length of the spine of the building to give a larger open space along McDowell and more landscape area at north side of building
- Worked out a plan with City Trash Collection to allow continued trash pickup within alleyway, to provide landscaping along alleyway that is approved by city maintenance staff , and to provide a safe access distance between pedestrian gates to north and alleyway.
- Has agreed to "no adult usage " language within its Redevelopment Agreement for the property.
- RED Group has agreed to a deed restriction requiring rentals to "Seniors 55 and over" as long as the City's Senior Center continues to operate a substantial level of services on site.
- Created 2 drop off points for residents along western edge of building, other access to the building may be available with proper security access.
- Locate the Police Substation on the eastern end of the Senior Center to provide visibility to Granite Reef Road.
- RED Group has agreed to place a condo map on the apartments to allow for the future possibility of converting to for-sale condominiums
- Applicant will be going for LEEDs certification for Senior Center Building. Landscaping for site will follow "green" low water usage guidelines with courtyard areas of grass and lush landscaping.



and Thompson Peak Parkway with Planned Commercial Center, Planned Community District (PCC, PCD) zoning.

**MR. GRANT** provided a brief overview of this case as per the project coordination packet. Staff recommends approval subject to the attached stipulations.

**COMMISSIONER SCHWARTZ MOVED TO FORWARD CASES 10-UP-2003, 12-UP-2003, AND 13-UP-2003 TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL SUBJECT TO IT MEETS THE USE PERMIT CRITERIA. SECOND BY COMMISSIONER HEITEL.**

**THE MOTION PASSED BY A VOTE OF SEVEN (7) TO ZERO (0).**

### **REGULAR AGENDA**

9-ZN-2003 (McDowell Village) request by City of Scottsdale, applicant/owner, to rezone from Regional Shopping Center District (C-S) to Planned Community District (PCD) with underlying zoning comparable to Regional Shopping Center District (C-S) and Multi-Family Residential District (R-5) on a 13.3 +/- acre parcel located near the northwest corner of Granite Reef and McDowell Roads.

15-UP-2003 (McDowell Village) request by City of Scottsdale, applicant/owner, for a Municipal Use Master Site Plan for a Senior Center on a portion of a 13.3 +/- acre parcel located near the northwest corner of Granite Reef and McDowell Roads.

**MR. CURTIS** presented cases 9-ZN-2003 and 15-UP-2003 as per the project coordination packet. Staff recommends approval, subject to the attached stipulations.

**MS. EDGAR** provided a detailed explanation of the project. She presented background information on the purchase of this land and the neighborhood outreach. She reviewed the mixed uses proposed for this project. She also reviewed the amended development standards.

Ms. Edgar stated in response to Commissioner Heitel's question last week, regarding the Police Department, there is a police beat office on the south side of Scottsdale. The Police Department did not think there was a need for a full-time police officer on the site.

**COMMISSIONER NELSEN** stated he is concerned that there are not enough mature trees on the site. He reported that for something like 21 years in a row Scottsdale has received the Tree City USA Award. He further stated that he felt they should come to some sort of a compromise regarding the number of trees on the site. He inquired about the reason for the reduction in trees. Ms. Edgar stated after reviewing the plans they felt it would be very difficult to get to the number of required trees. They felt it would look over grown. They would not have the feeling they wanted for the site. Commissioner Nelsen stated he could see that logic but still felt there could be some type of compromise. He further stated the use of mature types of trees in the northern part of the city are mandated and he does not want to give the appearance that for some reason they are cutting corners on McDowell Road. Ms. Edgar stated in the amended

standards they may have set the bar too low but the intent is not to provide the minimum but provide an amount that would work and be up to Scottsdale's standards.

**COMMISSIONER HEITEL** inquired if they would have a security officer on the site. Ms. Edgar stated the developer of the Senior Housing project is looking at having a security guard on the site but it is not a requirement. She further stated because of the clientele security will be addressed.

Commissioner Heitel inquired if they are comfortable that the amount of parking being provided for this project would be sufficient for this project. He also inquired if they are going to see services or uses at the senior center, especially at night, reduced because they are not parking efficiently. Ms. Edgar discussed the assumptions that were made in the parking study. She reviewed how the parking ratios were determined. She presented information on the research that went into determining the parking needed for this project. She noted many people at the senior housing no longer drive. She noted with all of the uses on the site they felt there would be adequate parking.

**COMMISSIONER BARNETT** stated this project is baffling to him in the fact that this is a neighborhood unfriendly project. He further stated that looking at the site plan there are no trees along the back edge of the site. There are no trees differentiating between the building and the neighborhood. He remarked he understands there has been neighborhood input and the neighbors are somewhat satisfied, but they are not going to be there in 15 or 20 years when this project is still there. He further remarked that it does not seem like they are doing what they should be doing as a city. What they should be doing is a project that takes care of our neighborhoods. He added this site does not take into consideration the neighborhoods.

**MS. EDGAR** stated that with regard to Elm Drive they have agreed with staff that this could be a pedestrian access. The intent is that there would never be vehicular access. She stated this area would be landscaped. She discussed the issue associated with the landscaping along the north side of the alley noting it was their original intent to line it with trees but the neighborhood were not in favor. She noted that the utility lines are also located in the alleyways. She further noted taking all of the factors into consideration they determined they would not put trees in there but have some type of bush to assist as a sound barrier. They are working with the neighbors on this issue.

**COMMISSIONER BARNETT** stated that there is not a stipulation to address the Elm Street Drive so he requested that be included in the motion. He further stated looking at this project; he felt there should be some type of barrier between a three-story building looking into the backyards. He suggested they take another look at and do more than what is proposed.

**CHAIRMAN GULINO** reminded the Commission that they are not here to discuss the specific landscape plan noting that is a DR Board issue.

(CHAIRMAN GULINO OPENED PUBLIC TESTIMONY.)

**GLADYS OLSON**, 7312 E. Palm Lane, stated she goes to the Senior Center on 2<sup>nd</sup> Street everyday and is amazed by all of the new faces that appear weekly so she knows this will be a popular project. She further stated they need to have adequate parking for

this facility but there are many seniors who no longer drive. She further reported she felt this is a wonderful concept. She concluded she hopes they can get the project going as fast as possible.

**NORWOOD SISSON**, 7431 E. Portland, stated if they want to talk about setbacks they should look at the McDowell streetscape plan. He further stated the Los Arco Redevelopment Plan is planned for commercial and is not planned for residential or public buildings. He remarked that this area should be commercial and if they are considering anything other than commercial; they should be considering an amendment to the redevelopment plan.

**NANCY CARTER**, 2529 N. 86<sup>th</sup> Street, stated she has been working on this since 1996 and is happy to say that most of the work that has been done has been in conjunction with what the neighborhood wanted. She further stated there were concerns with landscaping in the neighborhood that they would have problems with transients, views would be blocked, and not so nice activities would occur in the alleyways. The neighbors were also very adamant about maintaining access through the alleyways. She noted there would be opportunities for things to happen down the road. One of the things the neighborhood has discussed is forming a garden club to help add to landscaping later down the road.

(CHAIRMAN GULINO CLOSED PUBLIC TESTIMONY.)

**CHAIRMAN GULINO** inquired if the landscaping plan in their packets has been changed. Ms. Edgar stated the landscape plan in their packets does not reflect the Elm Drive landscaping nor change to the north side of Granite Reef and they have not designed the interior space.

Chairman Gulino requested legal counsel comment regarding the issue raised by Mr. Sisson. Ms. Boomsma stated this issue has been raised and is a matter of some litigation noting she does not know all of the details of the litigation. She further stated since it is litigation she would rather not discuss the City's legal position except to say they believe they comply with the law.

Chairman Gulino inquired about the status of the development agreement.

**JOHN BERRY**, 4800 N. Scottsdale Road, legal counsel for the RED Group the senior housing developer, stated they are in the process of drafting a development agreement with the city. He noted they would be working with the city on the landscaping. He further noted his client wants to make sure this project is as high quality as the private sector would do.

**COMMISSIONER NELSEN** stated he had a conversation with Mr. Berry and he was advised this project would be as nice or nicer than anything built in the City. He inquired if that is still an accurate statement. Mr. Berry replied it is the intent of his client to make this project as nice or nicer in terms of a multi-family residential project.

**CHAIRMAN GULINO** stated he is not convinced that the justification for the amendment to the landscaping would be appropriate. Ms. Edgar stated they would agree to being

stipulated to a higher percentage of mature trees, which they are planning on providing more. They have agreed to work with the neighborhood regarding proper tree placement. Mr. Berry stated he would appreciate that they recognize the unique circumstances of this senior-housing component and have the modified standard apply to the housing component and not penalize them for having smaller units that meet the market for seniors.

**CHAIRMAN GULINO** stated he would be comfortable approving the amendment and request the DR Board pay particular attention to the landscaping needs on the site.

**COMMISSIONER BARNETT MOVED TO FORWARD CASE 9-ZN-2003 TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL. HE ALSO MOVED TO FORWARD 15-UP-2003 TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL SUBJECT TO IT MEETS THE USE PERMIT CRITERIA, THE PCZ ZONING, AND WITH THE FOLLOWING STIPULATIONS:**

- 1) THE ELM DRIVE DRIVEWAY IS CLOSED TO VEHICULAR TRAFFIC AND IS INCLUDED AS PEDESTRIAN ACCESS.**
- 2) WITH A NOTE TO THE DEVELOPMENT REVIEW BOARD THAT THEY PAY PARTICULAR ATTENTION TO THE LANDSCAPING NEEDS OF THE SITE.**

**SECOND BY HEITEL.**

**COMMISSIONER NELSEN** stated the maker of the motion might want to consider adding that the municipal factor in this project pay as much attention to the degree, detail and character of the architecture project as the private.

**COMMISSIONER BARNETT** stated he would not amend his motion because that is the assumption they will make.

**THE MOTION PASSED BY A VOTE OF SIX (6) TO ONE (1) WITH COMMISSIONER NELSEN DISSENTING.**

#### **WRITTEN COMMUNICATION**

There was no written communication.

#### **ADJOURNMENT**

With no further business to discuss, the regular meeting of the Scottsdale Planning Commission was adjourned at 6:20 p.m.

Respectfully Submitted,

"For the Record " Court Reporters

ORDINANCE NO. 3526

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 9-ZN-2003, TO REZONE THE PROPERTY FROM C-S (REGIONAL SHOPPING CENTER DISTRICT) TO P-C (PLANNED COMMUNITY DISTRICT), WITH UNDERLYING ZONING COMPARABLE TO C-S (REGIONAL SHOPPING CENTER DISTRICT) AND R-5 (MULTI-FAMILY RESIDENTIAL DISTRICT), WITH AMENDED DEVELOPMENT STANDARDS, ON A 13.3 +/- ACRE PARCEL LOCATED AT THE NORTHWEST CORNER OF GRANITE REEF AND MCDOWELL ROADS, AND APPROVE A MUNICIPAL USE MASTER SITE PLAN FOR A SENIOR CENTER ON A PORTION OF SAID PARCEL.

WHEREAS, Case No. 9-ZN-2003 has been properly noticed for City Council consideration, pursuant to the requirements of the Zoning Ordinance of the City of Scottsdale and the statutes of the State of Arizona, and the necessary citizen participation process and hearings have been completed; and

WHEREAS, the Council of the City of Scottsdale wishes to amend the comprehensive zoning map of the City of Scottsdale for this Property; and

WHEREAS, the Council of the City of Scottsdale wishes to approve a municipal use master site plan for a senior center on a portion of this Property;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale and showing the zoning district boundaries, is amended by rezoning a 13.3 +/- acre parcel located at the northwest corner of Granite Reef and McDowell Roads and marked as "Site" (the "Property") on the map attached as Exhibit 3, incorporated herein by reference, from C-S (Regional Shopping Center District) to P-C (Planned Community District), with underlying zoning comparable to C-S (Regional Shopping Center District) and R-5 (Multi-Family Residential District).

Section 2. That the Property development standards for the underlying comparable zoning districts, C-S and R-5, and certain landscaping requirements are hereby amended for this Property as set forth in the amended development standards contained in Exhibit 2, attached hereto and incorporated herein by reference.

Section 3. That the City Council hereby approves the Site Plan for a Senior Center as set forth in Exhibit 4, attached hereto and incorporated herein by reference.

Section 4. That the above rezoning, amended development standards, and site plan approval are conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this \_\_\_\_ day of September, 2003.

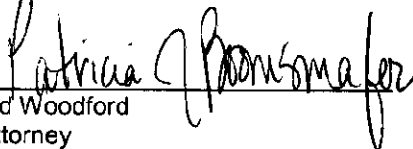
ATTEST:

CITY OF SCOTTSDALE, an Arizona  
municipal corporation

By: \_\_\_\_\_  
Sonia Robertson  
City Clerk

By: \_\_\_\_\_  
Mary Manross  
Mayor

APPROVED AS TO FORM:

By:  \_\_\_\_\_  
C. Brad Woodford  
City Attorney



**STIPULATIONS FOR CASE 9-ZN-2003 & 15-UP-2003**  
**Amended stipulations by the Planning Commission are shown in BOLD CAPS.**

**PLANNING/ DEVELOPMENT**

1. **CONFORMANCE TO SITE PLAN.** Development shall conform to the site plan submitted by the City of Scottsdale and dated August 4, 2003. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **MAXIMUM DWELLING UNITS/MAXIMUM DENSITY.** The number of dwelling units within the R-5 district shall not exceed 230 without subsequent public hearings before the Planning Commission and City Council. The density of the site shall not exceed 21 DU/AC without subsequent public hearings before the Planning Commission and City Council.
3. **CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS.** Development shall conform to the attached amended development standards (See report attachment #1A). Any change to the development standards shall be subject to subsequent public hearings before the Planning Commission and City Council.
4. **ELM DRIVE. THE PORTION OF ELM DRIVE ABUTTING THIS SITE SHALL BE RESTRICTED TO PEDESTRIAN TRAFFIC ONLY.**

**CIRCULATION**

1. **STREET CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
McDowell Road/ Major arterial	Existing	See Transit and Median Reconstruction notes below	
Granite Reef	Existing	None	
82 <sup>nd</sup> Place	Existing	None	

2. **ACCESS RESTRICTIONS.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
  - a. McDowell Road, Granite Reef and 82<sup>nd</sup> Place - The developer shall dedicate a one-foot wide vehicular non-access easement on these streets except at the approved street entrance.
  - b. McDowell Road - There shall be a maximum of two direct driveways from McDowell Road, the east right in and right out driveway and the central full access driveway. The westerly drive from McDowell Road can continue as access over the land of others as may be legally provided. There shall be a minimum of 330 feet between the driveways, and the westerly driveway shall be relocated not more than 100 feet to the west of the current full access driveway location (unless otherwise specified by the Transportation Department).
  - c. Granite Reef – The north driveway shall be closed, or reconstructed with a design to discourage non-municipal vehicular use (which alternative and related design to be

determined by the Transportation Department). The two south driveways shall be CH-2 design (or as otherwise approved by the Transportation Department). The final location, number and design of driveways to Granite Reef Road shall be as approved by the Transportation Department.

- d. 82<sup>nd</sup> Place - There shall be a maximum of one site driveway from 82<sup>nd</sup> Place.
3. **MEDIAN RECONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall reconstruct the existing median on McDowell Road, to provide left-turn access into and out of the main site entrance on McDowell Road, to the satisfaction of city staff; and shall relocate any existing landscaping that will be displaced, as determined by city staff.
4. **AUXILIARY LANE CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall construct a combined right turn deceleration lane and bus bay on McDowell Road, just east of the main site entrance, in conformance with the Design Standards and Policies Manual.
5. **PEDESTRIAN CIRCULATION PLAN.** A pedestrian circulation plan shall be included with the Development Review Board submittal, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways. This plan shall address: A. a connection from the west side of the senior housing building to 82<sup>nd</sup> Street B. a pedestrian walkway from the north parking area, between the senior housing and the senior center, with access to the theater entrance. C. a direct pedestrian connection between the senior center and the senior housing.
6. **TRANSIT FACILITIES.** Before issuance of any certificate of occupancy for the site, the developer shall construct a combined right turn deceleration lane and bus bay on McDowell Road, just east of the main site entrance, include bus stop facilities (shelter, bench, pad, bike loops and trash can). Provide a bus stop on Granite Reef Road on the north side of the southern driveway (include shelter, bench, pad, bike loops and trash can). Provide pedestrian access from the southeast senior housing entrance to a van drop off location at the circular turnaround which is located north of the main McDowell Road access driveway. The final design and location of these facilities shall be subject to city staff approval (Transit Department 480-312-7696) before any final plan approval.

#### DRAINAGE AND FLOOD CONTROL

1. **PRELIMINARY DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a preliminary drainage report and plan subject to city staff approval. The preliminary report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the preliminary drainage report and plan shall:
  - a. Determine easement dimensions necessary to accommodate design discharges.
  - b. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
  - c. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
  - d. Include a complete description of requirements relating to project phasing.
2. **FINAL DRAINAGE REPORT.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual - Drainage Report and Preparation

3. **STORM WATER STORAGE REQUIREMENT.** On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
  - a. If applicable, the developer shall submit to the Community Development Division a Request for Waiver Review form, which shall:
    - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
    - (2). Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval.
  - b. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained the waiver approval.
4. **STORM WATER STORAGE EASEMENTS.** With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
5. **DRAINAGE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

#### VERIFICATION OF COMPLIANCE

1. **REQUIRED SPECIAL INSPECTIONS.** Before the approval of the improvement plans, the Project Quality/Compliance Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. **AS-BUILT PLANS.** City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

#### WATER

1. **BASIS OF DESIGN REPORT (WATER).** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - b. Identify the timing of and parties responsible for construction of all water facilities.
  - c. Include a complete description of requirements relating to project phasing.

2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. **NEW WATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.
4. **WATERLINE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

### WASTEWATER

1. **BASIS OF DESIGN REPORT (SANITARY SEWER).** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in conformance with the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
  - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
  - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. **NEW WASTEWATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
4. **SANITARY SEWER EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

### OTHER REQUIREMENTS

1. **ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS.** All construction activities that disturb five or more acres, or less than five acres if the site is a part of a greater common plan, shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region>.
2. **SECTION 404 PERMITS.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or

fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

3. **DUST CONTROL PERMITS.** Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
4. **UTILITY CONFLICT COORDINATION.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
5. **ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ).** The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
  - a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
  - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
    - (1). Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
    - (2). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Builts, as issued by the MCESD.
    - (3). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
    - (4). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
    - (5). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.



**Sec. 5.1000. (R-5) MULTIPLE-FAMILY RESIDENTIAL DISTRICT.**

**Sec. 5.1004. Property development standards.**

The following property development standards shall apply to all land and buildings in the R-5 district.

**A. *Minimum property size.***

1. Each parcel or lot within a development shall be a minimum net lot size of thirty-five thousand (35,000) square feet.
2. If an R-5 zoned parcel of land or a lot of record in separate ownership has an area of less than thirty-five thousand (35,000) square feet and has been lawfully established and recorded prior to the adoption of this requirement on October 2, 1979, such lot may be used for any purpose permitted in this section, subject to all other requirements of this ordinance.

**B. *Open space requirements.***

1. **A MINIMUM THIRTY PERCENT (30%) OF THE R-5/PCD DISTRICT, EXCLUSIVE OF PUBLIC STREET RIGHT-OF-WAY, SHALL BE PROVIDED AS OPEN SPACE, Main land uses that are density-based shall provide open space in the amounts specified in the density chart—section 5.1004.D, in the following proportions:**
  - a. A minimum of one-half of the open space requirement shall be incorporated as frontage open space to provide a setting for the building, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage and shall not be less than twenty (20) square feet per one (1) foot of public street frontage.
  - b. A private outdoor living space shall be provided adjoining each dwelling unit equal to a minimum of ten (10) percent of the gross size of the dwelling unit, except that dwelling units above the first story shall provide such space equal to a minimum of five (5) percent of the gross size of the dwelling unit.
  - c. The remainder of the required open space shall be provided in common open space. **PATIOS, INCLUDING DINING**

**Amended Development Standards  
McDowell Village, Case 9-ZN-2003**

(Amended standards are shown in **BOLD CAPS** and ~~strikethrough~~)

**PATIOS, MAY BE USED TO SATISFY THE OPEN  
SPACE REQUIREMENT.**

**D. REQUIRED OPEN SPACE MAY BE DISTRIBUTED  
AMONG ALL PROPERTIES WITHIN THE  
PLANNED COMMUNITY DISTRICT (PCD)  
THROUGH AN OPEN SPACE PLAN APPROVED BY  
THE DEVELOPMENT REVIEW BOARD.**

~~2. Main land uses that are not density-based shall provide a minimum of twenty-four (24) percent of the net lot area in open space, a minimum of one-half of which shall be in frontage open space.~~

3. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

C. *Building height.*

1. No building shall exceed thirty-six (36) feet in height except as otherwise provided in article VII.

2. Building height shall not exceed one (1) story within fifty (50) feet, **AND SHALL NOT EXCEED THREE (3) STORIES WITHIN ONE HUNDRED (100) FEET**, of any R-1, R-2, R-3, R-4, R-4R or M-H district boundary line. **THE SETBACK MAY INCLUDE THE WIDTH OF THE ALLEY.**

D. *Density requirements.* **RESIDENTIAL DEVELOPMENT WITHIN THE R-5/PCD DISTRICT SHALL NOT EXCEED TWENTY ONE (21) DWELLING UNITS PER GROSS ACRE. ALL STRUCTURES SHALL NOT EXCEED A COMBINED FLOOR AREA OF SIX TENTHS (0.6) MULTIPLIED BY THE NET LOT AREA.** ~~Compliance with the standards under columns 3 and 4 determine allowable density for dwelling and guest units.~~



**Amended Development Standards  
McDowell Village, Case 9-ZN-2003**

(Amended standards are shown in **BOLD CAPS** and ~~strikethrough~~)

ALLOWABLE DENSITY		STANDARDS	
1	2	3	4
Dwelling Units Per Acre (and corresponding gross land area per unit requirement)	Timeshare or Guest Units Per Acre (and corresponding gross land area per unit requirement)	Minimum Percentage of Net Lot Area to be maintained in Open Space	Minimum Percentage of the Tree Requirement to be provided in Mature Trees
17 (2562) or less	24 (1816) or less	22	40
18 (2422)	25.5 (1708)	25	50
19 (2292)	27 (1613)	28	60
20 (2180)	28.5 (1528)	31	70
21 (2074)	30 (1452)	34	80
22 (1980)	31.5 (1382)	37	90
23 (1890)	33 (1320)	40	100

E. *Building setback.*

- Wherever an R-5 development abuts an R-1, R-2, R-3, R-4, R-4R or M-H district or an alley abutting any of those districts, a ~~yard~~ **SETBACK** of not less than ~~fifteen (15)~~ **FIFTY (50)** feet shall be maintained. **THE SETBACK MAY INCLUDE THE WIDTH OF THE ALLEY.**
- Wherever an R-5 development abuts any district other than R-1, R-2, R-3, R-4, R-4R or M-H, or abuts an alley adjacent to such other district, a building may be constructed on the property line. However, if any yard is to be maintained, it shall be not less than ten (10) feet in depth. Larger yards may be required by the Development Review Board or City Council if the existing or future development of the area around the site warrants such larger yards.

F. *Distance between buildings.*

- There shall not be less than ten (10) feet between an accessory building and a main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one of which is adjacent to the main building, may be built to within six (6) feet of the main building.

G. *Walls, fences and required screening.*

- Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required yard areas, except within the required frontage open spaces, within

**Amended Development Standards  
McDowell Village, Case 9-ZN-2003**

(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

which they may not exceed three (3) feet in height, or except as otherwise provided in article VII.

2. All parking areas adjacent to a public street shall be screened with a wall to a height of three (3) feet above the parking surface.
3. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.
4. All storage and refuse areas shall be screened as determined by Development Review [Board].

- H. *Access.* All lots shall have frontage on and have vehicular access from a dedicated street, unless a secondary means of permanent vehicle access has been approved by the Development Review Board.

(Ord. No. 1840, § 1(5.1004), 10-15-85; Ord. No. 1922, § 1, 11-4-86; Ord. No. 2430, 1-21-92; Ord. No. 2509, § 1, 6-1-93; Ord. No. 2818, § 1, 10-17-95; Ord. No. 3225, § 1, 5-4-99)

**Amended Development Standards  
McDowell Village, Case 9-ZN-2003**

(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

**Sec. 5.1200. (C-S) REGIONAL SHOPPING CENTER.**

**Sec. 5.1204. Property development standards.**

The following property development standards shall apply to all land and buildings in the C-S district.

- A. *Floor area ratio.* In no case shall the gross floor area of a structure exceed the amount equal to eight-tenths multiplied by net lot area in square feet.
- B. *Volume ratio.* In no case shall the volume of any structure exceed the product of the net lot area in square feet multiplied by 9.6 feet.
- C. *Open space requirement.*
  - 1. In no case shall the open space requirement be less than ten (10) percent of the total ~~lot~~ **C-S/PCD DISTRICT** area, **EXCLUSIVE OF PUBLIC STREET RIGHT-OF-WAY**, for zero (0) feet to twelve (12) feet of height, plus four-tenths percent of the total site for each foot of height above twelve (12) feet. Open space as defined in Section 3.100.
  - 2. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.
  - 3. **REQUIRED OPEN SPACE MAY BE DISTRIBUTED AMONG ALL PROPERTIES WITHIN THE PLANNED COMMUNITY DISTRICT (PCD) THROUGH AN OPEN SPACE PLAN APPROVED BY THE DEVELOPMENT REVIEW BOARD.**
- D. *Building height.*
  - 1. No building shall exceed thirty-six (36) feet in height, except as otherwise provided in article VII.
- ~~E. *Density.* The aggregate area of all buildings shall not exceed twenty-five (25) percent of the entire lot area of the project.~~
- F. *Yards.*
  - 1. Front Yard.

**Amended Development Standards  
McDowell Village, Case 9-ZN-2003**

(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

- a. There shall be a front yard having a depth of not less than ~~twenty five (25)~~ **TWENTY (20)** feet.
- b. Parking shall not be allowed in required front yards.
2. Side Yard. A side yard of not less than fifty (50) feet shall be maintained where the side of the lot abuts a **SINGLE-FAMILY** residential district (**R1**) or abuts an alley which is adjacent to the residential district. The fifty (50) feet may include the width of the alley.
3. Rear Yard. A rear yard of not less than fifty (50) feet shall be maintained where the rear lot abuts a **SINGLE-FAMILY** residential district (**R1**) or abuts an alley which is adjacent to the residential district. The fifty (50) feet may include the width of the alley.
4. All operations and storage shall be conducted within a completely enclosed building or with an area contained by a wall or fence as determined by the Development Review [Board] approval or use permit.
5. Other requirements as specified in article VII.
- G. The area on which there is located a regional shopping center shall provide a minimum of not less than ten (10) acres.

(Ord. No. 1840, § 1, 10-15-85; Ord. No. 2818, § 1, 10-17-95; Ord. No. 3225, § 1, 5-4-99)

**Amended Development Standards  
McDowell Village, Case 9-ZN-2003**

(Amended standards are shown in **BOLD CAPS** and ~~striketrough~~)

**ARTICLE X.**

**LANDSCAPING REQUIREMENTS\***

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\* **Editors Note:** Ord. No. 2818, § 1, adopted Oct. 17, 1995, repealed former art. X, §§ 10.100--10.104, which pertained to validity, and added a new art. X to read as herein set out.

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**Sec. 10.402. Additional requirements by zoning district.**

The following shall also be provided as part of the minimum required landscaped area:

- A. *Medium density residential zoning districts.*
  - 1. For all development within the (R-3) medium density residential [district] a landscaped area not more than thirty-five (35) feet in depth from any street frontage property line.
  - 2. For all development within the (R-4) townhouse residential district one (1) of the required trees per lot shall be placed in commonly held and maintained landscaping area between the lot and any drive or street that services the lot.
- B. *Resort and multiple-family zoning districts.*
  - 1. For all development within the (R-4R) resort district landscaping shall be determined by Development Review Board approval.
- C. *Industrial zoning districts.*
  - 1. For all development within the (I-1) industrial park district a landscaped area not less than thirty-five (35) feet in depth shall be provided in the front yard, except that parking may occur in the required thirty-five (35) foot landscaped area, provided that such parking is set back a minimum of twenty (20) feet from any street, and provided further that such parking is not visible from any street. On lots with more than one (1) street frontage there shall be a landscaped area not less than thirty-five (35) feet deep on all major streets and not less than twenty (20) feet deep on all minor streets.
  - 2. The landscape requirements of this section shall not apply to the I-

**Amended Development Standards  
McDowell Village, Case 9-ZN-2003**

(Amended standards are shown in **BOLD CAPS** and ~~strickethrough~~)

1 district within the taxilane safety area, as defined in Chapter 5 of the Scottsdale Revised Code. Such areas shall be hard surfaced activity areas.

3. For all development within the (I-G) light employment district all areas between a building and a street frontage, except for access drives and walks, shall be landscaped, unless special circumstances warrant approval as determined by use permit or Development Review Board approval. The landscaped area shall contain street trees as approved by the Development Review Board.

**D. Commercial zoning districts.**

1. For all development within the (C-S) regional shopping center district the required ~~twenty-five (25)~~ **TWENTY (20)** foot front yard shall be landscaped except for access drives and walks. Street trees shall be provided as part of the approved site plan.
2. For all development within the (C-1) neighborhood commercial district all portions of required front yards shall be landscaped except for access drives and walks. Street trees shall be provided as approved by the Development Review Board.
3. For all development within the (S-R) service residential, (C-2) central business, (C-3) highway commercial, (C-4) general commercial, (C-O) commercial office and (P.Co.C.) planned convenience center zoning districts a thirty-five (35) foot in depth landscape setting shall be maintained where parking occurs between a building and a street. The thirty-five (35) feet may be decreased to a minimum depth of twenty (20) feet if special circumstances warrant approval by use permit or Development Review Board. Special circumstances include the provision of depressed parking and/or a wall and berming. The landscape area shall include street trees as approved by the Development Review Board.
4. For all development within the (S-S) support services district all areas between a building and a street frontage, except for access drives and walks, shall be landscaped. The landscaped area shall contain street trees as approved by the Development Review Board.
5. For all development within the (WP) western theme park district the required frontage open space shall include native desert plant

**Amended Development Standards  
McDowell Village, Case 9-ZN-2003**

(Amended standards are shown in **BOLD CAPS** and ~~strikethrough~~)

materials or street trees as approved by the Development Review Board.

E. *Other zoning districts.*

1. For all development within the (PCP) planned commerce park district, the required landscape area shall be shown on the required landscaping and buffers master plan which is subject to the approval of the Development Review Board. A landscaped area a minimum of forty (40) feet in depth shall be provided between any parking area and the planned right-of-way line.

**Sec. 10.502. Additional requirements by zoning district.**

A. *Medium density residential zoning districts.*

1. For development in the (R-3) medium density district and (R-4) townhouse residential district a minimum of three (3) trees per dwelling unit shall be provided with at least fifty (50) percent of which shall be mature.
2. For development in the (R-4) townhouse residential district one (1) of the required trees per lot shall be placed in commonly held and maintained landscaping areas between the lot and any drive or street that services the lot.

B. *Resort and multiple-family residential zoning districts.*

1. For resort, hotel, motel and multiple-family developments in the (R-4R) resort district landscaping shall be determined by Development Review Board approval.
- ~~2. For uses in the R-5 district that are not density based a minimum of one and one-half (1 1/2) trees, one-inch caliper minimum size, shall be provided per each nine hundred (900) square feet of required open space. Main land uses that are not density based shall provide a minimum of forty (40) percent of the tree requirement in mature trees.~~
- ~~3. Uses in the R-5 district that are density based shall provided a minimum of one and one-half (1 1/2) trees one and one-half (1 1/2) caliper minimum size per dwelling or guest unit. Main land uses that are density based shall provide mature trees based on the number of dwelling or guest units per acre in the minimum percentages required by Section 5.1004D.~~

**Amended Development Standards  
McDowell Village, Case 9-ZN-2003**

(Amended standards are shown in **BOLD CAPS** and ~~strike through~~)

2. **DEVELOPMENT IN THE R-5/PCD DISTRICT SHALL PROVIDE A MINIMUM OF ONE AND ONE-HALF (1 1/2) TREES PER EACH NINE HUNDRED (900) SQUARE FEET OF REQUIRED OPEN SPACE, WITH AT LEAST FIFTY (50) PERCENT OF WHICH SHALL BE MATURE AS DEFINED IN ARTICLE III OR LARGER SIZE.**

C. *Industrial zoning districts.*

1. For all development within the (I-1) industrial park district landscaping requirements shall not apply within the taxilane safety area, as defined in Chapter 5 of the Scottsdale Revised Code.
2. For all development within the (I-G) light employment district a minimum of one (1) tree per four hundred (400) square feet of required open space shall be provided. However, within the total number of trees required; those within the landscape buffer shall be provided at a rate of one (1) tree per five hundred (500) square feet. Fifty (50) percent of the tree requirement shall be provided in mature trees with a twenty-four (24) inch box minimum.

D. *Commercial zoning districts.*

1. For all development within the S-R service residential district a minimum of one (1) tree shall be provided per five hundred (500) square feet of required open space. Fifty (50) percent of the tree requirement shall be provided in mature trees.

(Ord. No. 2818, § 1, 10-17-95; Ord. No. 3274, § 4, 12-7-99)

**Sec. 10.602. Additional requirements by zoning district.**

The following shall be provided landscape buffers:

A. *Resort and multiple-family zoning districts.*

1. For all development within the (R-4R) resort district which abuts a single-family residential district, a landscape buffer a minimum of ten (10) feet wide shall be planted and maintained along the abutting lot line.
2. For all development within the (R-5) multiple-family residential district a ~~fifteen (15)~~ **AN AVERAGE FOUR (4)** foot wide landscape buffer shall be maintained wherever a R-5 development



**Amended Development Standards  
McDowell Village, Case 9-ZN-2003**

(Amended standards are shown in **BOLD CAPS** and ~~strikethrough~~)

abuts a R-1, R-2, R-3, R-4, R-4R, or M-H district or an alley abutting any of those districts, **EXCLUDING AREAS FOR GATE OPENINGS. THE LANDSCAPE BUFFER MAY BE LOCATED WITHIN THE ALLEY.**

**B.     *Industrial zoning districts.***

1.     For all development within the (I-1) industrial park district a landscape buffer of thirty (30) feet shall be maintained adjacent to all residential districts. In addition to the required buffer there shall be a six (6) foot wall or approved landscape screen on the rear and side property lines that are adjacent to any residential district.
2.     For all development within the (I-G) light employment district when adjacent to a R-1 district, a landscape buffer of twenty-five (25) feet shall be included within the fifty (50) foot building setback. When adjacent to any residential district other than R-1, a landscape buffer of fifteen (15) feet shall be included within the twenty-five (25) foot building setback. In addition to the required landscape buffer, a six (6) foot wall and approved landscape screen shall be located on the rear and side property lines that are adjacent to any residential district.

**C.     *Commercial zoning districts.***

1.     For all development in the (S-R) service residential district a fifteen (15) foot wide landscape buffer shall be maintained wherever a S-R development abuts a R-1, R-2, R-3, R-4, R-4R, or M-H district or an alley abutting any of those districts.
2.     For all development within the (C-S) regional shopping center district, (C-1) neighborhood commercial district, (C-2) central business district, (C-3) highway commercial district, (C-4) general commercial district, (S-S) support services district, (C-O) commercial office district, (P.R.C.) planned regional center, (P.Co.C.) planned convenience center and (PCP) planned commerce park district a six (6) foot high masonry wall or landscape screen as approved by the Development Review Board may substitute for the required ten (10) foot wide landscape buffer on the rear and side property lines adjacent to any **SINGLE-FAMILY** residential district (**R1**). In addition, for all development within the (PCP) planned commercial park district a landscaping and buffers master plan is required as provided in Section 5.4002.

**Amended Development Standards  
McDowell Village, Case 9-ZN-2003**

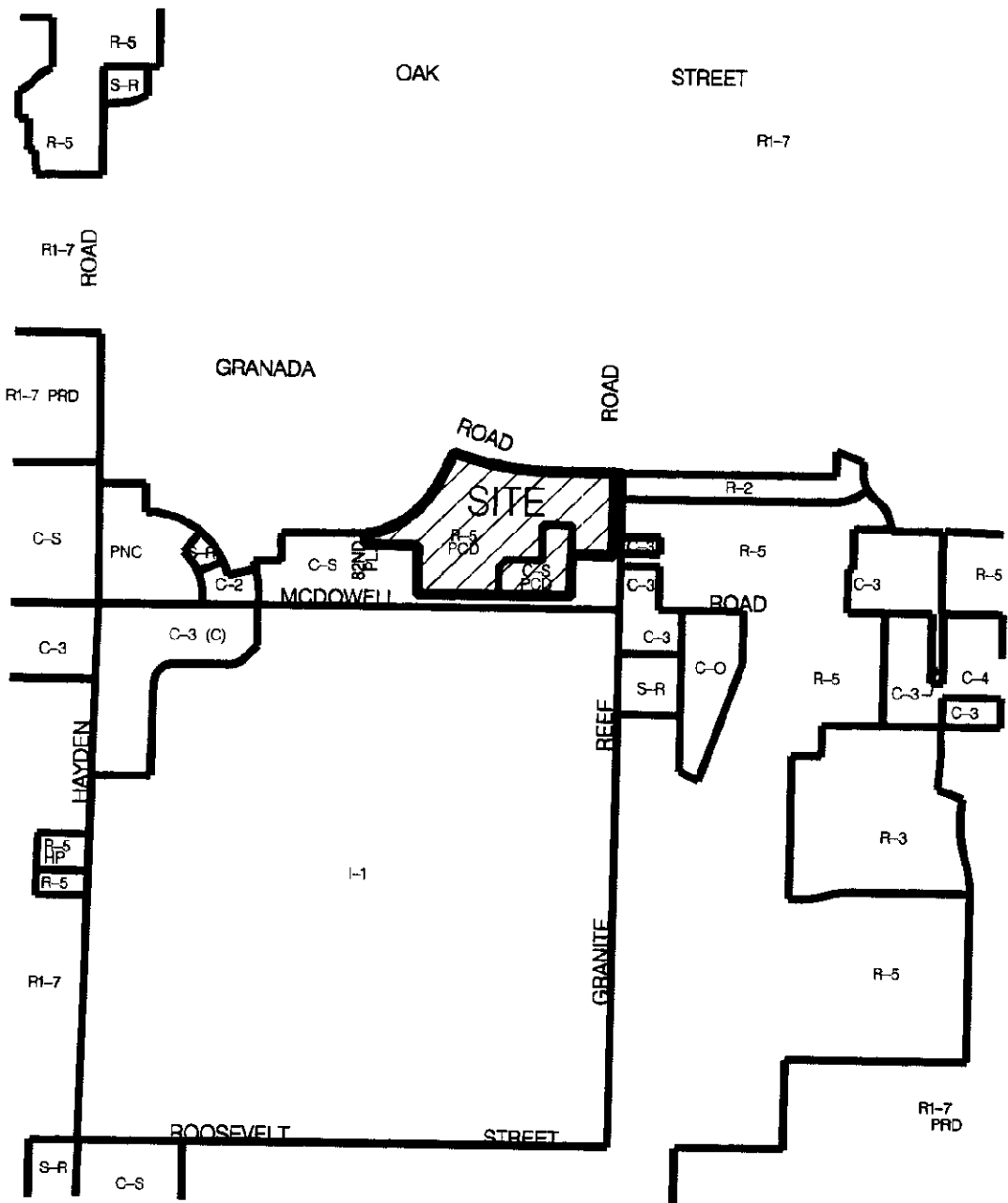
(Amended standards are shown in **BOLD CAPS** and ~~strike through~~)

3. For all development within the (P.N.C.) planned neighborhood center and (P.C.C.) planned community center a fifteen (15) foot landscape buffer shall be located in the required side and rear yards along the property lines where any such zoned property abuts any residential district or an alley adjacent to a residential district. In addition to the required buffer there shall be a six (6) foot high masonry wall and an approved landscape screen on the rear and side property lines that are adjacent to any residential districts.

**D. Other zoning districts.**

1. For all development within the (O-S) open space zone a landscape buffer a minimum of thirty (30) feet shall be maintained between all buildings and all adjacent residential districts.

(Ord. No. 2818, § 1, 10-17-95)



9-ZN-2003

EXHIBIT 3





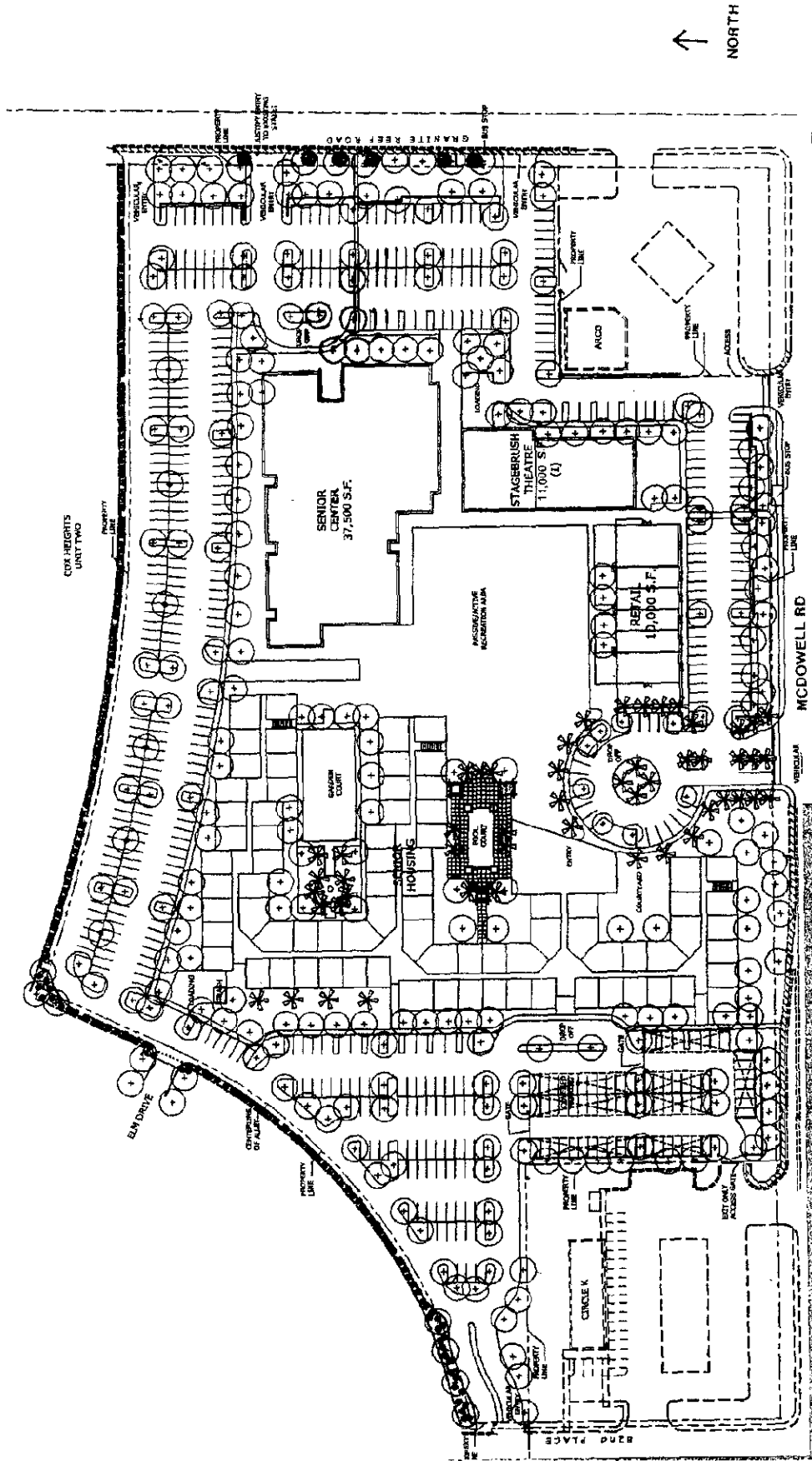


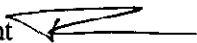
Exhibit 4



## MEMORANDUM

**DATE:** September 10, 2003

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Planning and Development Services Department 

**RE:** McDowell Village (9-ZN-2003 & 15-UP-2003) Resolution No. 6371 and Redevelopment Agreement No. 2003-160-COS

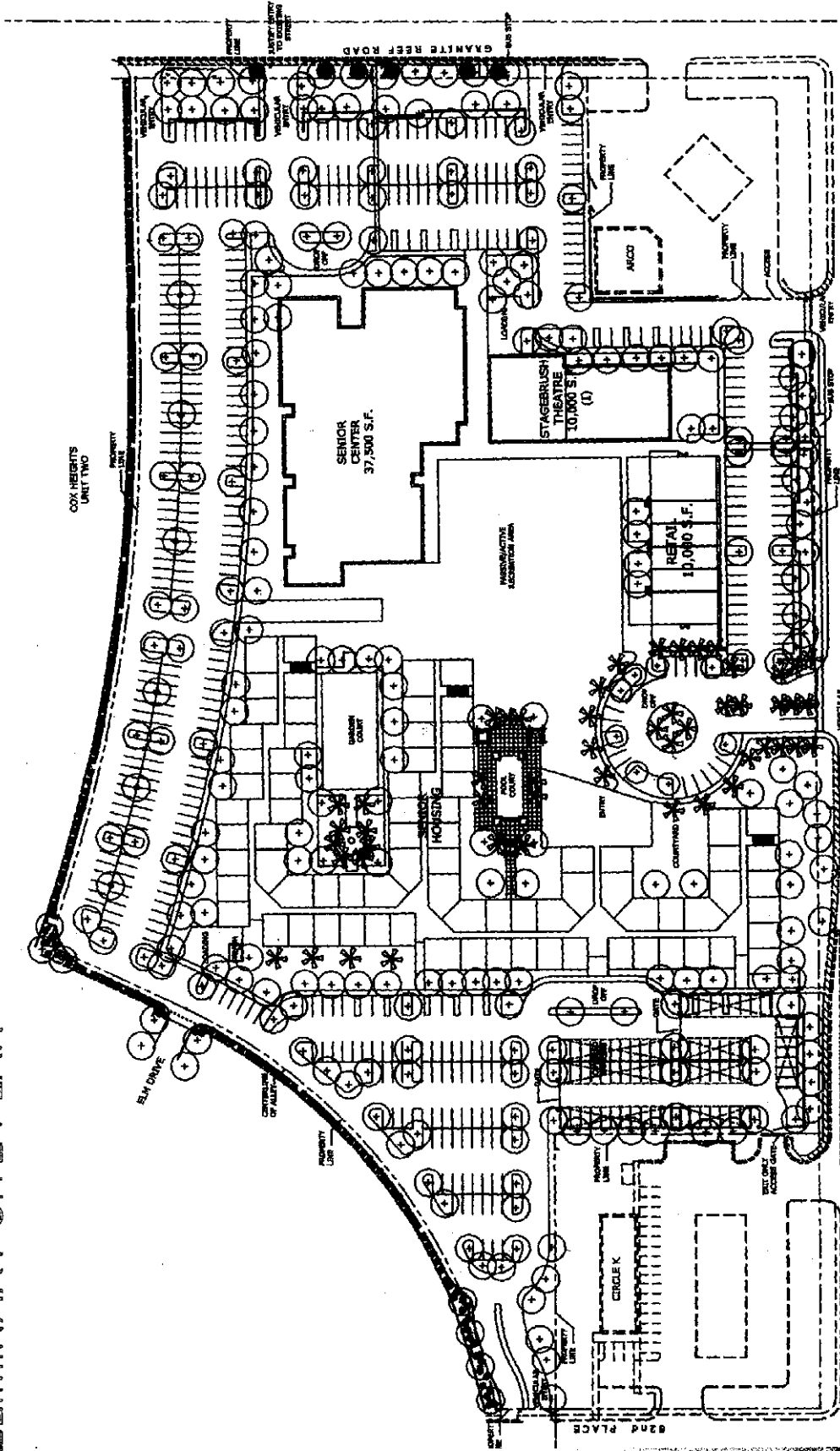
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The Redevelopment Agreement (2003-160-COS) and the Resolution No. 6371 for McDowell Village were undergoing final refinements at the time of printing. The Final Redevelopment Agreement and Resolution No. 6371 will be delivered in a supplemental package to the Mayor and City Council on or before September 18, 2003.





# PRELIMINARY SITE PLAN



## McDowell Village Mixed Use Development

scottsdale • arizona

ATTACHMENT #12

9-ZN-2003 / 15-UP-2003 / 102-PA-2003